CANBERRA GRANNY FLAT BUILDERS

www.canberragrannyflatbuilders.com.au

Desktop Planning Assessment Report

Frank Walmsley
45 Crofts Crescent, Spence ACT 2615
Completed on 19th October 2026

(

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FIXED PRICE EXTENSIONS

CANBERRA GRANNY FLAT BUILDERS

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Frank,

Thank you for the opportunity to provide a Planning Assessment Report (report) for development on your property at **45 Crofts Crescent, Spence ACT 2615.**

The purpose of this report is to provide you with a written assessment on the likelihood of obtaining a development/building approval for a new structure on your property within the ACT.

We will ideally step through this report together at a Planning Assessment meeting, either online (via Zoom/MS Teams), or face to face in our Canberra office or at your property. If you have received this report via email and have questions prior to our meeting, please email or call me.

We note that you may only be investigating the planning parameters regarding an Extension/a Secondary Residence/Dual Occupancy Housing now, however, to provide you with all practical options the report encompasses extensions, Secondary Residences and as appropriate, Dual Occupancy Housing, for your property in the event you change your objectives during the process.

Within this report we have taken into consideration ACT Planning law requirements and provided:

- An overview of residential development in the ACT and the approval requirements that may impacts the design, planning, approval, and construction of your development.
- The conditions that will need to be met to achieve building and development approval for the development on your project. See the **Planning Assessment Summary** in this document for specific considerations and conclusions for your block.
- Considerations, in the form of frequently asked questions, that will enable you to make informed decisions about development on your property. These are based on our experience with previous projects and customers.
- The next steps on how to engage our services.

This report will form our agenda for the Planning Assessment meeting where we will:

- Discuss the most suitable design for your needs and block
- Step through the considerations provided in this document to ensure a common understanding of decisions made for development on your block
- Outline project timelines and identify value/budget considerations.

Last year we helped over 60 Canberra families with their home extension and/or Secondary Residence projects. This year, we would love to assist you in designing, planning and building of your residential project.

Thank you for taking the time to read this report.

Kind regards

Frank Walmsley – Client Services Manager

0400446605 – clientservices@cgfb.com.au

CANBERRA GRANNY FLAT BUILDERS

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Client Overview

Client	Frank Walmsley
Client Address	TBC
Project Address	45 Crofts Crescent, Spence ACT 2615
Property Type	Owner Occupier / Investment Property
Block Number	38
Section Number	20
Suburb/Division	Spence
Land Use Zone	RZ2: Suburban Core
Housing Code	TBC
ACTMapi Link	https://www.actmapi.act.gov.au/
Pricefinder Link	https://app.pricefinder.com.au/v4/app?page=property/PropertyLink&service=external&action=property&propertyid=16757023
Block Size and Approval	594 m^2
When the block was approved	TBC
Block Type	Large block
Plot ratio for block type	50%
Site Coverage rule for the block	40%
Site Coverage Maximum	40%
Easements	NA
Heritage Status	NA
Protected, registered or regulated trees	No
Bushfire Risk Zone	No
Lease Purpose	NA
Unimproved Value	$438,000 for (2026/2027)
Rates	$3,091 for (2026/2027)
Land Tax	$5,607* ((if rented out)) for (2026/2027)
Settlement date **Relevant for ICON works form**	TBC

Who Created	Sachin 19/10/2026

Development in the Australian Capital Territory (ACT)

ACT planning – Approval requirements

All development in the ACT is governed by the *ACT Planning Act 2023*, the *Territory Plan (2023)* and associated documents. Extensions, Secondary Residence and Dual Occupancy Housing require building approval and, depending on size and complexity, developments may also require development approval.

Building Approval (BA)

- BA ensures your project is built safely and follows the laws and codes.
- In some cases, you might be exempt and not need building approval, see *Building (General) Regulation 2008 Part 2 Section 6 Exempt buildings and building work generally* for more detail.
- BA is an assessment and clearance of the design completed by a private building certifier.

Development Approval (DA)

- A development outcomes report (DO report) is a formal application submitted to the Territory Planning Authority for permission to build a new structure in your area.
- The DA process considers the assessment requirements and the assessment outcomes in the *Territory Plan (2023)* as they relate to your area and your property.
- Residential Zone Policy – **Assessment requirements** are **mandatory development controls** specific to development types and must be addressed in the DO report – there are 22 requirements, documented in the *Territory Plan (2023) Part E Zone Policies E1 – Residential Zones Policy*.
- Residential Zone Policy – **Assessment outcomes** must be addressed in the DO report – there are 27 outcomes, documented in detail in the *Planning (Residential Zones) technical Specifications 2023 (No 2)*. The **DO report must demonstrate consistency** with the **assessment outcomes.**
- Extensions can sometimes be exempt from DA.
- All secondary residences and dual occupancy housing require a DA.
- The Territory Planning Authority is responsible for deciding applications for approval to undertake development – Part 3.2 Section 18 (k) *ACT Planning Act 2023*

ACT planning – Residential zones

The *Territory Plan (2023) Part E Zone Policies E1 – Residential Zones Policy* identifies permissible land uses and development types in residential zones RZ1 – RZ5. This document is primarily focused on extensions, secondary residences, and dual occupancy housing in the following zones:

- RZ1 – Suburban Zone – achieve and/or maintain low density residential neighborhoods in suburban areas.
- RZ2 – Suburban Core Zone – facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing.

ACT Planning – Development

All development in the ACT:

- **Must** meet a set of **mandatory assessment requirements** related to both residential zones and site coverage. See appendix Table 1 Assessment Requirements for detail or refer to *Territory Plan (2023) Part E Zone Policies E1 – Residential Zones Policy*.
  - Site coverage means the proportion of actual site covered by buildings, including balconies, basements, and any roofed structures such as terraces, pergolas, patios, and decks but excluding any part of awnings, eaves, and the like.
- **Needs** to **demonstrate compliance** with multiple **assessment outcomes**. See appendix Table 2 for a summary of the assessment outcomes, see *Planning (Residential Zones) Technical Specifications 2023 (No 2)* for further detail.

Extensions

Extensions are a residential redevelopment (RZ1 & RZ2) involving substantial alterations to an existing dwelling that would result in a significant change to the scale and/or character of the dwelling and:

- Must meet assessment requirements 1, 15, 16, 17, 19 – see appendix Table 1 Assessment Requirements.
- Site coverage for single dwellings including proposed extension:

Block size	Block area
Large	40%
Mid-size	60%
Compact	70%

Secondary residences

Secondary residences are a second dwelling on a block which is subordinate to the principal dwelling on the block and:

- Must meet assessment requirements 1, 10, 11, 12, 13, 17, 19 – see appendix Table 1 Assessment Requirements.
- The minimum block size for a secondary residence is 500m^2.
- The maximum dwelling size of a secondary residence is 90m^2. Dwelling size is the gross floor area measured to the outside face of external walls (including internal walls between the living areas and the garage) but excludes class 10 (ie: garage).
- Site coverage for single dwelling including secondary residence:

Block size	Block area
Large	40%
Mid-size	60%
Compact	70%

Dual occupancy housing

Dual occupancy housing, also referred to as multi-unit housing, allows a compliant block to be rezoned and treated as two separate blocks with separate titles and:

- Must meet assessment requirements 1, 2, 4, 5, 7, 9, 10, 11, 12, 13, 17, 19 – see appendix Table 1 Assessment Requirements.
- Dual occupancy housing (multi-unit housing) in RZ1:
  - Site coverage is a maximum of 45% of the block area
  - Minimum block area for more than one dwelling: 800m^2
- Dual occupancy housing in RZ2:
  - Site coverage is a maximum of 45% of the block area
  - Minimum block area for more than one dwelling: 700m^2

Helpful links

ACT Government

The following are links to all relevant ACT Government resources used to develop this document:

- ACT Planning website
- Planning Act 2023
- The Territory Plan
  - Part A – Administration and Governance
  - Part B – Territory Plan Maps
  - Part C – Planning and Principles and Strategic Links
  - Part D – District Policies
  - Part E – Zone Policies
  - Part G – Dictionary
- District Specifications
- Zone Specifications: Z1 Planning (Residential Zones) Technical Specifications 2023 (No 2)
- Building Act 2004
- Nature Conservation Act 2014
- Urban Forest Act 2023
- Heritage Act 2004

Canberra Granny Flat Builders & Fixed Price Extensions

Our primary websites cgfb.com.au and fixedpriceextensions.com.au include several links you may find helpful:

- Design gallery for Secondary Residences: Link
- Design gallery for Fixed Price Extensions: Link
- Project Walkthrough videos Secondary Residences: Link
- Project Walkthrough videos Fixed Price Extensions: Link
- Project Walkthrough videos Custom Designs: Link
- Customer testimonials: Link
- The Process: Link
- Frequently Asked Questions: Link
- Our inclusions guide: Link
- Link to google reviews: Link

On a quarterly basis we do hold display homes and we would encourage you to attend one of these.

Planning assessment summary

On a yearly basis we assist 100s of families and clients across Canberra to manage their designs and planning approvals.

As you can see from the information provided previously, the ACT has a complex planning process. CGFB services include accountability for the end-to-end management and delivery of all stages of your development including initial design, inclusions, approvals, and build. We employ specialist teams dedicated to ensuring your design obtains all required planning approvals to commence, and complete, your build as efficiently as possible.

Planning assessment considerations for your property

Property address: 45 Crofts Crescent, Spence ACT 2615	
Site and land use	
Residential zone	RZ2
Block type	Large
Site coverage	Current:
Heritage status	No
Public space and amenity	
Private open space	Table 2 – Assessment Outcomes
Build form and building design	
Building envelope	
Easements	NA
Boundary setbacks	Boundary Setbacks Schedule 1 – Front boundary setbacks
Solar building envelope & solar access	Table 2 – Assessment Outcomes
Building separation	Table 2 – Assessment Outcomes
Fences and walls	Table 2 – Assessment Outcomes
Sustainability and environment	
Protected, registered, or regulated trees	No. See appendix for diagram detail.
Bushfire Risk Zone	No
Parking, services, and utilities	
Electric vehicle parking & charging	Table 2 – Assessment Outcomes
Car parking	Table 2 – Assessment Outcomes

Planning assessment conclusion

Based on the current information available to us it is our conclusion that you could proceed with the following:

Property Type	Does your block meet the Property Type?	% probability of building a compliant property	Possible Approvals required to build your project
Extension	Yes/No	99%	1. Building approval ☐ 2. Development approval ☐
Secondary residence	Yes/No	90%	1. Building approval ☐ 2. Development approval ☐
Dual occupancy housing	Yes/No	Please refer to your UTPAR Report	1. Building approval ☐ 2. Development approval ☐

Please note we only undertake a development application if we believed it has a greater than 90% likelihood of approval.

Boundary Setbacks Schedule 1 – Front boundary setbacks

Planning (Residential Zones) Technical Specifications 2023 (No 2)

Table 1: Single dwelling front boundary setbacks – blocks in subdivisions approved originally before 18 October 1993

	Block size	front boundary setback	exceptions		
			front boundary setback to *secondary street frontage*	front boundary setback to public open space or pedestrian paths wider than 6m at the widest point	front boundary setbacks to public open space or pedestrian paths of 6m or less at the widest point
lower floor level	Large	6m	4m	4m	1.5m
	Mid-sized		3m		
	Compact				
upper floor level	Large	6m	6m	4m	1.5m
	Mid-sized		3m		
	Compact				
garage or carport		6m	5.5m	4m	0m

Table 2: Single dwelling front boundary setbacks –blocks in subdivisions approved on or after 18 October 1993 but before 31 March 2008

	Block size	front boundary setback	exceptions		
			front boundary setback to *secondary street frontage*	front boundary setback to public open space or pedestrian paths wider than 6m at the widest point	front boundary setbacks to rear lane, public open space or pedestrian paths of 6m or less at the widest point
lower floor level	Large	4m	4m	4m	1.5m
	Mid-sized		3m		
	Compact				
upper floor level	Large	6m	6m	4m	1.5m
	Mid-sized		3m		
	Compact				
garage or carport		5.5m with a minimum of 1.5 m behind the front building line	5.5m	4m	0m

Table 3: Single dwelling front boundary setbacks – blocks in subdivisions approved on or after 31 March 2008

	Block size	front boundary setback	exceptions		
			front boundary setback to *secondary street frontage*	front boundary setback to public open space or pedestrian paths wider than 6m at the widest point	front boundary setbacks to rear lane, public open space or pedestrian paths of 6m or less at the widest point
lower floor level	Large	4m	3m	4m	0m
	Mid-sized	4m*		3m	
	Compact	3m			
upper floor level	Large	6m	3m	4m	0m
	Mid-sized	4m		3m	
	Compact	3m			
garage or carport		5.5m with a minimum of 1.5m behind the front building line except where there is a courtyard wall in the *front zone*		4m	0m

*Articulation elements can extend up to 1m into the front setback. Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a carport is not considered an articulation element)

Boundary Setbacks Schedule 2 – Side and rear boundary setbacks

Planning (Residential Zones) Technical Specifications 2023 (N0 2)

Table 5: Single dwelling side and rear setbacks – large blocks

	minimum side boundary setback within the *primary building zone*	minimum side boundary setback within the *rear zone*	minimum rear boundary setback
	side boundary	side boundary	
lower floor level – external wall	1.5m	1.5m	3m
upper floor level – external wall	3m	6m	6m
upper floor level – unscreened element	6m	6m	6m
garage or carport	0m*	0m*	3m

* A 0m setback is only permitted on one boundary

Table 6: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved before 2 October 2009

	minimum side boundary setback within the *primary building zone*		minimum side boundary setback within the *rear zone*		minimum rear boundary setback
	side boundary 1	side boundary 2	side boundary 1	side boundary 2	
lower floor level	3m	>15m frontage 1.5m <15m frontage 0m	3m	1.5m	3m
upper floor level – external wall	3m	3m	6m	6m	6m
upper floor level – unscreened element	6m	6m	6m	6m	6m
garage or carport	3m	0m	3m	0m	3m

Table 7: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved on or after 2 October 2009

	minimum side boundary setback within the *primary building zone*		minimum side boundary setback within the *rear zone*		minimum rear boundary setback
	side boundary 1	side boundary 2	side boundary 1	side boundary 2	
lower floor level	1.5m	0m	3m	0.9m	3m 0m*
upper floor level – external wall	3m	1.5m 0m*	6m	6m	6m 0m*
upper floor level – unscreened element	6m	6m	6m	6m	6m

* only where specifically permitted under a district policy/specification.

Table 8: Single dwelling side and rear setbacks – compact blocks

	minimum side boundary setback			Minimum rear boundary setback
	side boundary 1 or longer side boundary of a corner block	**side boundary 2**	**shorter side boundary of a corner block**	
lower floor level – *external wall*	0m	0m	3m	3m 0m*
lower floor level – *unscreened element*	1.5m	1.5m	3m	3m
upper floor level – *external wall*	0m**	0m**	3m	4m 0m*
upper floor level – *unscreened element*	1.5m	1.5m	3m	4m
garage or carport	0m	0m	0m	3m 0m*

* only where specifically permitted under a district policy/specification.
** only where the lower floor level is built to the boundary

Table 9: Multi-unit housing side and rear setbacks – RZ1 and RZ2

RZ1 and RZ2 - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
Lower floor level – external wall, unscreened element* and *basement	3m	3m	3m
Upper floor level – external wall	3m	6m	6m
Upper floor level – unscreened element	6m	6m	6m

Table 10: Multi-unit housing side and rear setbacks – RZ3, RZ4 and RZ5

RZ3, RZ4, RZ5 - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
lower floor level – external wall	0m^	3m	3m
lower floor level – unscreened element	1m	3m	3m
first *upper floor level – external wall*	0m^	3m	6m
first *upper floor level – unscreened element*	6m	6m	6m
second *upper floor level – external wall*	0m^	6m	6m
second upper floor level – unscreened element	6m	6m	6m

^ does not apply to that part of a wall with a window of any sort

Table 11: Multi-unit housing side and rear setbacks – RZ5 – buildings over 4 storeys

Side and Rear Boundary Setbacks - buildings with 4 or more storeys		
parts of buildings	**minimum side boundary setback**	**minimum rear boundary setback**
first 4 *storeys - external wall*	3m	3m
first 4 *storeys - unscreened element*	6m	6m
between 5 and 8 *storeys - external wall*	4.5m	4.5m
between 5 and 8 *storeys - unscreened element*	6m	6m
9 *storeys* or more - *external wall or unscreened element*	6m	6m

Progressing the development on your property

Stage: Formalise your intentions with CGFB

Now that we have provided the potential for your block, we need you to confirm what type of project you require, including detailed plans so we can confirm your likelihood of approval. As the customer we need you to:

Decide which type of development – extension, secondary residence, dual occupancy housing – you wish to proceed with.

We have developed a standard flat rate design agreement which includes working exclusively with our Designs team to customise your unique floorplan and exteriors. At a flat rate of $3,500, all you need to do is bring your ideas to us and we will provide you with layouts for you to consider for whichever project best suites your requirements, including Extensions (with or without Renovations), Secondary Residences and/or Dual Occupancy.

Using the ***CGFB Design Agreement,*** which we will provide to you, please sign Form 1 to enter into a CGFB design agreement with us.

Next Steps:

1. **Complete** the following **forms** located at the back of the ***CGFB Design Agreement***

Form	Purpose of the form Steps to complete the prefilled forms	Check list
Form 1: Customer Design Authority – Terms and Conditions Form	This Form confirms that you will engage CGFB to work with you to progress with a full set of drawings and project plans – valued at $3,500.	
Form 2: Building File Search Authority Form	This form authorises CGFB to access your registered Building File which identifies approved structures, existing structure plans and any pre-existing approvals which will assist with your project. **Please note** this form **must** be **hand signed by the Title holder/s**. The title holder/s is/are those persons who names are registered on the title papers as per the official record at the ACT Land Titles Register. 1. Sign and date the form.	
Form 3: Contours Survey	**Detailed Contours Survey:** The ACT Government mandates a contours survey of your property be undertaken with a registered surveyor to be able to lodge a	

and Street Sign Agreement	building or development application in the ACT. You can choose to have the survey organised by CGFB or you can provide your own survey. • *CGFB organises your survey* – there is a minimum fee of $1500 to cover the cost of a professional site survey. These fees are dependent on block size and complexity and can vary between $1500 – $2400. This cost is additional to the design agreement cost. • *Provide your own survey* – the survey must be dated within the last 12 months, and CGFB will require both the PDF and DWG files from your surveyor. If the survey is older than 12 months or you are unable to provide the DWG files you will require a new survey. **CGFB Street Sign**: Allow us to place our Street Sign on your property during the Designs Phase and ***save $750***. Our CGFB streets signs are installed at the front of your property by a qualified person and regularly checked to ensure they have not been damaged. Damaged signs are replaced within 24hrs. 1. Decide how you want to progress with the contours survey. 2. Decide if you want a CGFB street sign installed during the design phase and we will waive the $750 fee. 3. Complete the form.	
Form 4: Icon Minor Works Form	To accelerate the planning approval process, we will submit your designs to the utility company – via icon water. Icon will then send you a letter with their finding. 1. Sign and date the form.	

4. **Return** the forms to CGFB. If you are unable to return the forms to us yourself, we are happy to arrange for a courier to pick the forms up from you. Please call our office on 1300 979 658.

Stage: Design process

Once CGFB have received the signed forms we will complete ours, and ACT government's paperwork, and arrange to meet with you, on-site in approx. 14 working days.

From there we will arrange to meet on a regular basis with you to progress your design until all parties agree the design is complete. During this process you will meet and work with our in-house Customer Designers to create your design, ensuring we consider all your stated objectives and any planning considerations identified.

For a complete list of information we will provide to you at the end of the design stage see appendix Table 3 The scope of plans and documents.

Once you have reviewed the documents provided you will be asked to sign off on the floorplans. This will enable CGFB to calculate and present you with a fixed price proposal for the project you have designed with us.

CGFB will provide you with 2 documents:

1. ***CGFB Project Proposal***: A comprehensive set of plans, inclusions, total price, milestones, timelines, third party expenses, introduction to CGFB team, CGFB key guarantees.

2. ***CGFB Site Scope Works***:

We call this the turnkey price, and it means there are no hidden fees and charges. The average duration of the design process is from 12 weeks up to 16 – 20 weeks.

Stage: Planning approval and selection of final inclusions

Once you agree with the Project and Site Scope Proposals, you will be asked to sign a HIA Agreement. The HIA Agreement will outline your project payment schedule and requires a deposit from you to initiate a project kick-off meeting with our entire team. CGFB will progress both the building approval and/or development application for the project, as well as assign you a Inclusions coordinator to help you finalise all your interior fittings, materials and exterior colours.

The duration of the development approval process is generally 14 to 26 weeks based on the complexity of the development application. Please note the ACT government does not always meet its legal timeframes for development applications and this can impact CGFB's ability to progress your project within our initially agreed timeframes.

In the event the development application is unsuccessful because of law changes or departmental decision-making, only the investment of the planning process will apply as per the fixed price agreement. This has never occurred thankfully as of November 2022.

Whilst CGFB manages the planning approvals our inclusions team will work simultaneously with you to finalise the selection of your inclusions.

Stage: Building and delivery

As soon as the development application has been approved, we will commence the construction of your project.

The duration to build and deliver the project is an average of 18-22 weeks. The average duration is 20 weeks for a Secondary Residence and 18 weeks for an extension.

Frequently asked questions

All types of build: Extension, Secondary Residence and Dual Occupancy Housing

1. Does Canberra Granny Flat Builders manage the process to completion?

Yes. We manage every aspect of the build until it's ready to be occupied. Our turnkey guarantee means that we take full ownership and accountability from start to finish.

2. Do I get to choose the inclusions for my development??

Yes, if you wish to. We also offer a concierge service, for a fee, where one of our team will meet you at the retail supplier, record your choices and provide to our construction team.

Secondary Residence

3. What is a Secondary Residence?

Commonly known as a Secondary Residence or extension, a secondary residency in the ACT is a self-contained residential structure built on a block of land which is in addition to an existing residence.

The legislation provides that a Secondary Residence can be rented separately to an existing residence. This means that separate electrical, water and gas metering can be achieved on the majority of Secondary Residences.

4. What size can a Secondary Residence be?

A Secondary Residence should have a minimum size of 40m^2 floor area up to a maximum of 90m^2 floor area.

In addition to your Secondary Residence or extension., you can build additional structures such as garages, carports, alfresco areas and pergolas. These additional structures do not count towards the total gross floor area of the Secondary Residence; however, considerations may need to be taken account as it relates the total plot ratio allowable on your block.

5. What is the minimum block size you can build a Secondary Residence on?

A Secondary Residence can be considered on a minimum block size of 500m^2.

6. Do you require development approval to build a Secondary Residence?

Yes. A development approval application must be submitted to gain approval to build a Secondary Residence.

7. Development approvals are submitted to and assessed by the Territory Planning Authority **Once development approval is granted, do we also need to obtain building approval?**

Yes. Once we have secured development approval, we will need to complete building approval through a private building certifier.

8. What does adaptable housing mean and how does it relate to our Secondary Residence?

Secondary Residences are to be designed to be easily adaptable to meet the needs of people with a disability. This means that the dwelling should be designed to easily meet the *Australian Standard AS 4299 (Adaptable Housing)*.

Frequently asked questions

9. What building classification will the Secondary Residence need to be?

Secondary Residences are classified as a Class 1a building. This is clearly defined in the Building Code of Australia. Structures like decks, garages, carports, stairs or ramps are classed as 10a buildings.

10. How many bedrooms can a Secondary Residence have?

Canberra Granny Flat Builders generally build Secondary Residences which have one to three bedrooms, with one to two bathrooms, a number of living spaces and a kitchen and laundry.

11. Will a Secondary Residence in my backyard increase my rates or land tax?

Secondary Residence and rates: Rates are not increased as per legislation in-force at this time.

Secondary Residence and land tax: Land tax applies to ACT properties that are not your principal place of residence. This includes both rented properties and those which are vacant, properties owned as a trustee, and rented dwellings on the same property as your home (such as a granny flat) refer: Revenue.act.gov.au/land-tax/overview.

12. Can a Secondary Residence be rented?

Yes, if all the correct planning approvals are obtained. You will need these approvals for insurance purposes.

13. How much will a Secondary Residence cost me?

It depends on the design and function (number of bedrooms, bathrooms etc.).

14. Can I customise the layout and floorplans to a Secondary Residence?

Yes, you can. Whilst we have several floorplans to choose from, these can be used as guides to provide you with a starting point. You can then choose to change the windows, doors, or kitchen locations, sizes and ceiling height. However, be aware that changes may introduce additional investment.

15. Are the Secondary Residences built on-site or are they prefabricated in a factory?

We build the Secondary Residences on-site with locally based and licensed tradesmen and ensure compliance with the applicable ACT laws.

Dual Occupancy Housing

16. What is Dual Occupancy housing?

Dual occupancy housing allows a compliant block to be rezoned and treated as two separate blocks with separate titles.

17. What are the rules for dual occupancy housing in RZ1?

The block must be at least 800m^2 and one dwelling must be no more than 120m2 in floor area (excluding the area of the garage). The maximum site coverage for the block area is 45%.

18. What are the rules for dual occupancy housing in RZ2?

The block must be at least 700m^2. The maximum site coverage for the block area is 45%.

Frequently asked questions

19. How do I put a dual occupancy development on my property?

You need to engage a suitably qualified professional to assist in preparing a design response and development application that can then be lodged with the Territory Planning Authority. A dual occupancy development does not meet the requirements for exempt development under the Planning Act 2023.

20. What is unit titling?

Unit titling is property ownership where a unit titled dwelling can be sold separately to other dwellings. A unit title permits multiple dwellings with different owners on the same block.

21. How do I unit title my block?

Check your Crown lease. If the Crown lease does not specify the number of units permitted on the land you will need to submit a development application to vary the Crown lease. This can be done at the same time as development approval for the design and siting of the dual occupancy.

Extensions

22. What is an extension?

An extension refers to a new structure which is attached via a link/connector or integrated with the primary residence.

23. What is a detached extension

A detached extension is a permanent structure **separated** from the primary residence. It is ideally designed to give growing families more room and can include a bathroom, toilet, living space.

Legally the initial build does not include a kitchen or laundry as to do so could change the extension to a secondary dwelling. However, once we have received the certificate of occupancy the installation of a kitchen or laundry can be installed as an internal renovation.

Desktop Planning Report Appendix

Table 1 – Assessment Requirements (Mandatory)

(Territory Plan Part E Zone Policies E1 – Residential Zones Policy)

Control	Assessment requirement	Extension	Secondary residence	Dual Occupancy
Site coverage – single dwellings	1. Site coverage for single dwellings (including a secondary residence) is a maximum of:			
	a) For large blocks: 40% of the block area	X	X	
	b) For mid-sized blocks: 60% of the block area	X	X	
	c) For compact blocks: 70% of the block area	X	X	
Site coverage – multi-unit housing – RZ1 and RZ2	2. Site coverage for multi-unit housing in RZ1 and RZ2 is a maximum of 45% of the block area.			X
Site coverage – multi-unit housing – RZ3, RZ4 and RZ5	3. Site coverage for multi-unit housing in RZ3, RZ4 and RZ5 is a maximum of 50% of the block area.			
Housing density and minimum block areas (excluding secondary residence developments)	4. Multi-unit housing – for blocks in RZ1: a) Minimum block area for more than one dwelling: 800m² b) Maximum number of dwellings per standard block: 2.			X
	5. Multi-unit housing – for surrendered residential blocks in RZ1: a) Minimum block area for more than one dwelling: 700m² b) Maximum number of dwellings per block: 2.			X
	6. Supportive housing and community housing in RZ1: a) Minimum block area for more than one dwelling: 600m² b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum.			X
	7. Multi-unit housing – for blocks in RZ2: a) Minimum block area for more than one dwelling: 700m² b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum.			X
	8. Multi-unit adaptable housing in RZ2: a) Minimum block area for more than one dwelling: 600m² b) Maximum number of dwellings per block: 1 additional for every 250m² (or part thereof) over the minimum and all dwelling are built to be adaptable.			
	9. Irrespective of above requirements, for RZ2 blocks with a street frontage less than 20m wide (measured at the property boundary), the maximum number of dwellings per block is 3.			X
Secondary residences	10. A secondary residence is developed only in association with single dwelling housing.		X	
	11. The maximum dwelling size* of a secondary residence is 90m². *For the purpose of this requirement, dwelling size is the floor area measured to the outside face of external walls (including internal walls between the living areas and garage) but excludes the garage.		X	
	12. The minimum block size for a secondary residence is 500m².		X	
	13. Maximum of one secondary dwelling per block.		X	
Co-housing	14. The minimum block size for a co-housing development is 1,050m².			
Home business	15. At least 1 worker who genuinely lives on the lease is employed at any one time by the home business operating from the lease.	X	X	X
	16. A home business does not, or is unlikely to, cause pollution, create a health hazard or present danger which is prohibited under any relevant Territory legislation and/or Code of Practice (as may vary from time to time).	X	X	X

Table 1 – Assessment Requirements (Mandatory)

(Territory Plan Part E Zone Policies E1 – Residential Zones Policy)

Control	Assessment requirement	Extension	Secondary residence	Dual Occupancy
Number of storeys – RZ1 and RZ2	17. RZ1: Maximum 2 storeys. 19. RZ2: Maximum 2 storeys.	X	X	X
Height of buildings – RZ3, RZ4 and RZ5	20. Maximum height of building is: a) RZ3 – 9.5m b) RZ4 – 12.5m c) RZ5 – 21.5m			
Apartments	21. No new apartments are permitted in RZ1.			
Re-development	22. Where a lawfully constructed building already exceeds the maximum set by an assessment requirement (such as site coverage, building height or number of storeys), a new building may be permitted to the same maximum as the existing building provided there are no additional adverse impacts on adjoining properties including, but not limited to, solar access.			X

* Greyed out rows are not applicable to extensions, secondary residences, and dual occupancy housing.

Table 2 – Assessment Outcomes

(Planning (Residential Zones) Technical Specifications 2023 (No 2))

Assessment outcome	Assessment outcome summary	Extension	Secondary residence	Dual Occupancy
Urban Structure and Natural Systems	1. Biodiversity connectivity is maintained across the landscape.	X	X	X
	2. Loss of native habitat and biodiversity is avoided and/or minimised.	X	X	X
	3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	X	X	X
Site and Land Use	4. The functionality and usability of the development is appropriate for its intended purpose/use.	X	X	X
	5. The proposed use and scale of development are appropriate to the site and zone.	X	X	X
	6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected. This includes between residential uses and between non-residential and residential uses.	X	X	X
Access and Movement	7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of passive surveillance.	X	X	X
	8. The development encourages active travel through safe and convenient access to the active travel network.	X	X	X
Public Space and Amenity	9. The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.	X	X	X
	10. Private open space and communal open space provides sufficient space and facilities for residents and visitors to recreate and relax, as well as providing area for service functions. Spaces are readily accessible for a range of activities.	X	X	X
	11. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.	X	X	X
	12. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).	X	X	X
Build Form and Building Design	13. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape. This includes consideration of building envelope and setbacks.	X	X	X
	14. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling.	X	X	X
	15. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	X	X	X
	16. The dwelling mix and the internal size, scale and layout of dwellings in multi-unit housing provide for a comfortable living environment that meets the changing needs of residents.			X
	17. Courtyard walls and fences do not have an adverse impact on the streetscape.		X	X

Table 2 – Assessment Outcomes

(Planning (Residential Zones) Technical Specifications 2023 (No 2))

Assessment outcome	Assessment outcome summary	Extension	Secondary residence	Dual Occupancy
Sustainability and Environment	18. Sufficient planting area and canopy trees are provided, and roofed areas and hard surfaces limited, to reduce urban heat island effects, minimise stormwater run-off and maintain ecosystem services. This includes consideration of water sensitive urban design measures.	X	X	X
	19. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees.	X	X	X
	20. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.	X	X	X
	21. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	X	X	X
	22. The development considers, addresses, and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site.	X	X	X
Parking, Services and Utilities	23. The development provides electric vehicle parking and access to charging locations in multi-unit housing.			X
	24. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.	NA	NA	NA
	25. Vehicle and bicycle parking, access and egress sufficiently caters for the development while permitting safe and legible movement for all users (including pedestrians) and minimising visual impacts from the street or public space. This includes consideration of parking dimensions, the number of spaces provided, vehicle maneuverability and access routes.	X	X	X
	26. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	X	X	X
	27. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	X	X	X

Table 3 – The scope of plans and documents

Document/Process	Custom Design
Site Scope Report	Yes
Project Proposal	Yes
Demolition Plan (PDF)	Yes
Site Map (PDF)	Yes
Existing site aerial plan	Yes
Dimensional Floor Plan (PDF)	Yes
Furniture Floor Plan (PDF)	Yes
Elevations Plans (North, South, East, West) (PDF)	Yes
Access and Mobility Plan (Secondary Residence)	Yes
Services Plan	Yes
Erosion and Sediment Control Plan	Yes
Area Plan (PDF)	Yes
Living infrastructure plan	Yes
Building zone plan	Yes
Public Register Floor Plan (PDF)	Yes
Solar and building envelope plan	Yes
Shadow diagrams (Winter)	Yes
Solar analysis video of new design	Yes
Snapshot 2D image of design (PDF)	Yes
High quality 3D Render	Yes
Number of changes	Unlimited[1]
Architectural files (ArchiCAD) or DWG	Not available

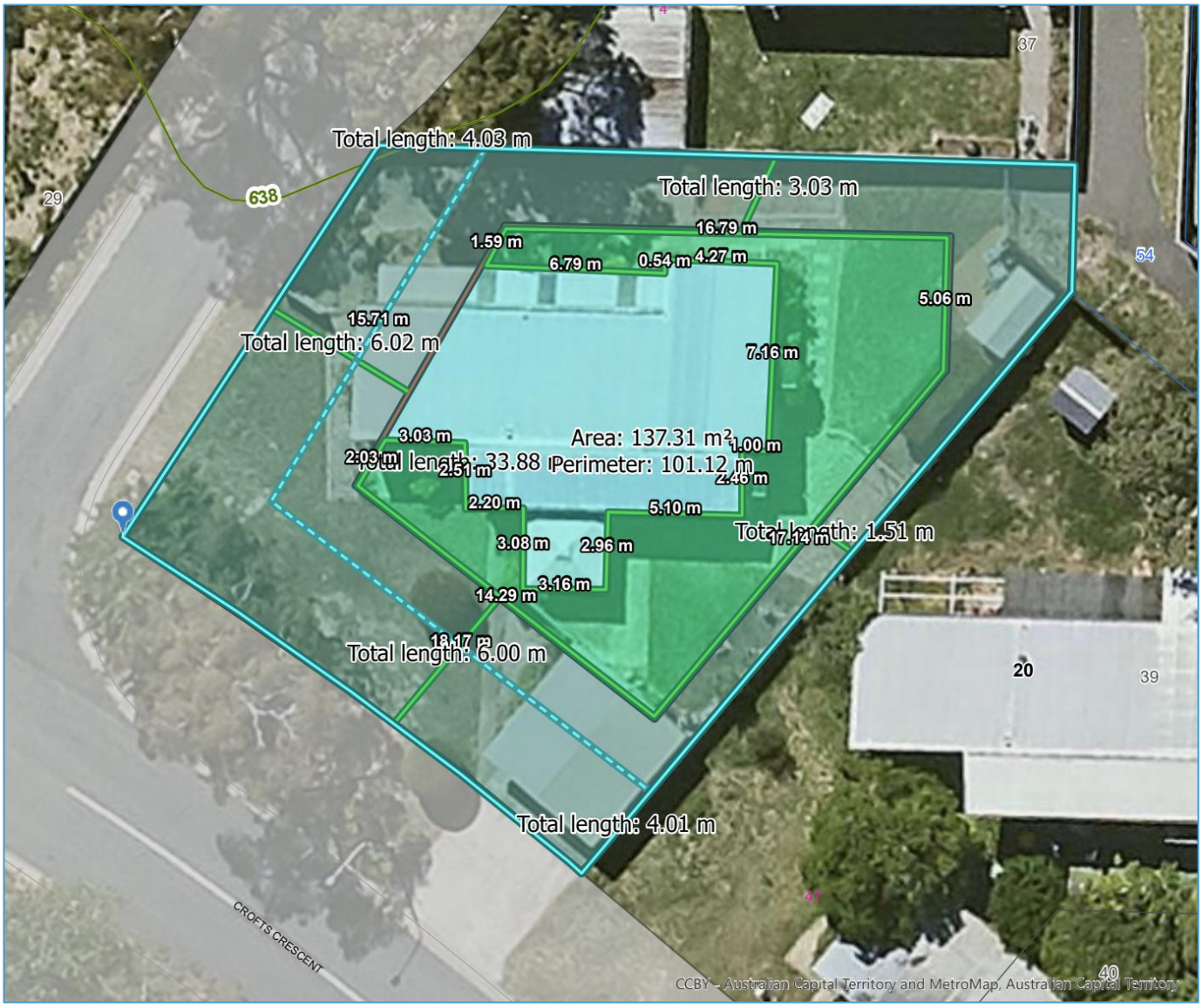
[1] We will provide as many changes as reasonably possible (on average 10 revisions), however we reserve the right to place a limit on changes if the designs is evolving into a totally separate designs or starting from scratch in which case we may ask you to sign an additional flat rate fee.

Planning pathways and potential issues diagrams

Aerial View of the Project Block



Aerial View of the Project Block with Building Offsets and Building Zone



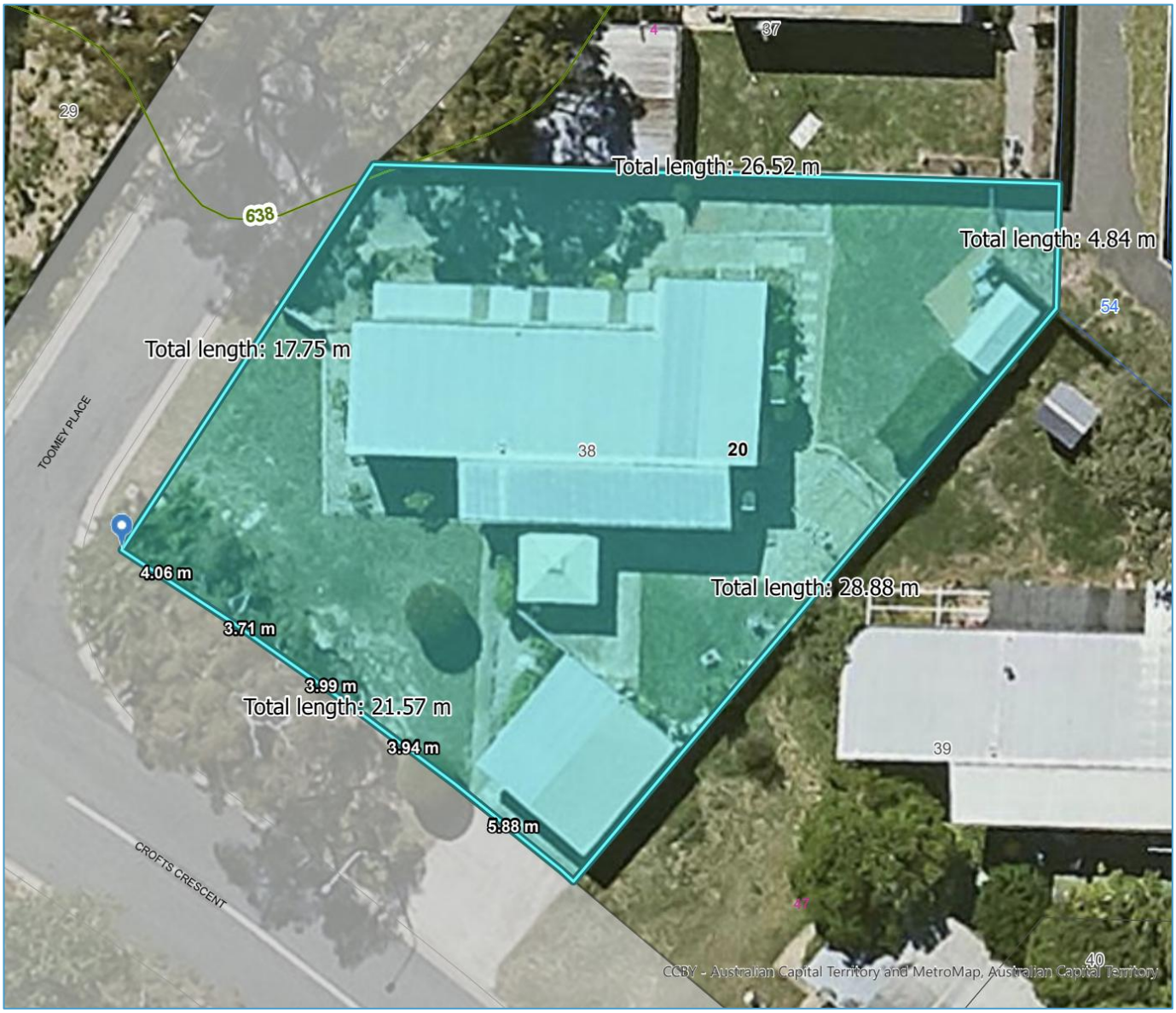
Standard Front Boundary Offset:

Potential Secondary Frontage Offset:

Sketch up with measurements of roofing envelopes



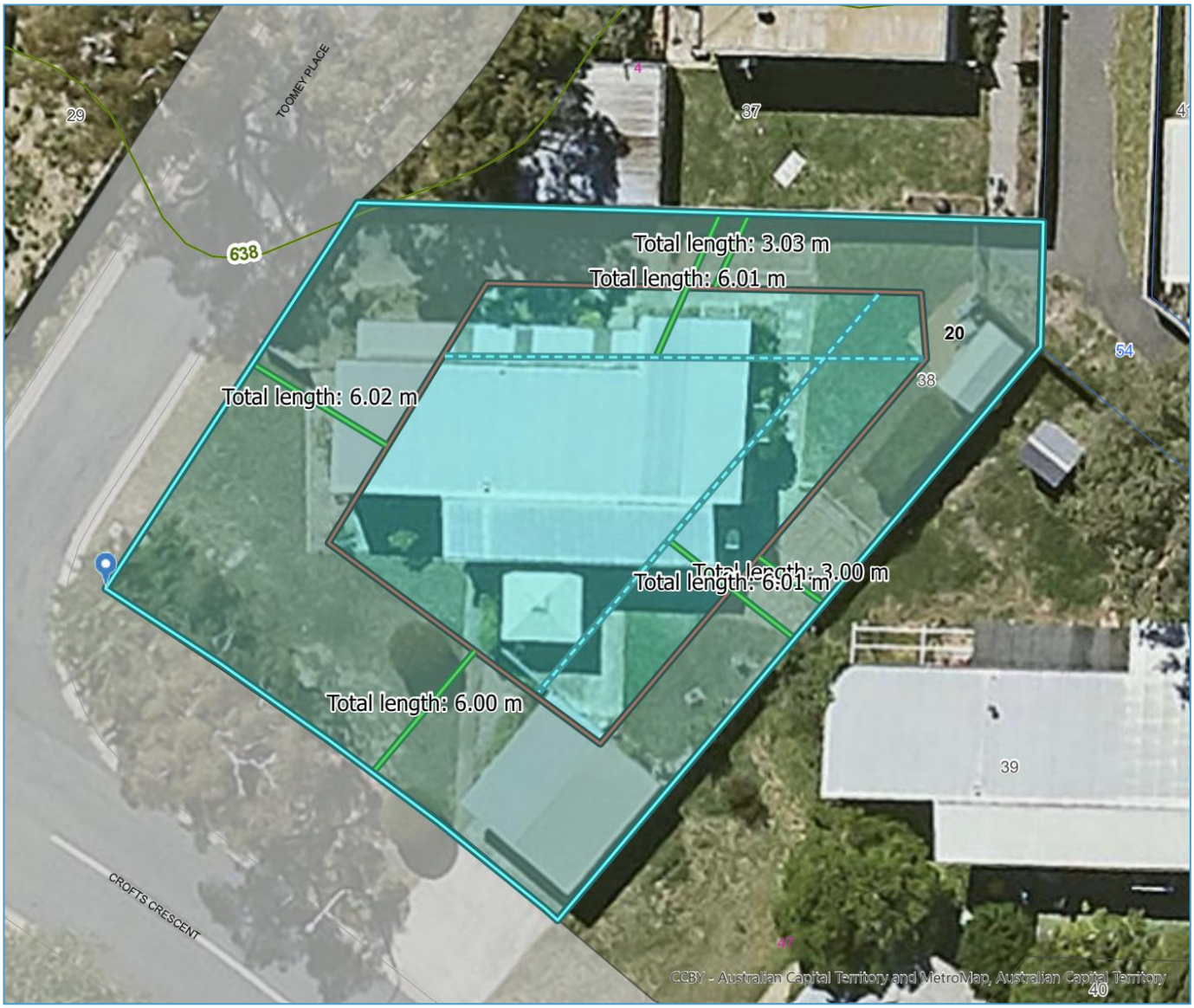
Lengths of boundaries



Verge distance



Upper-level setbacks



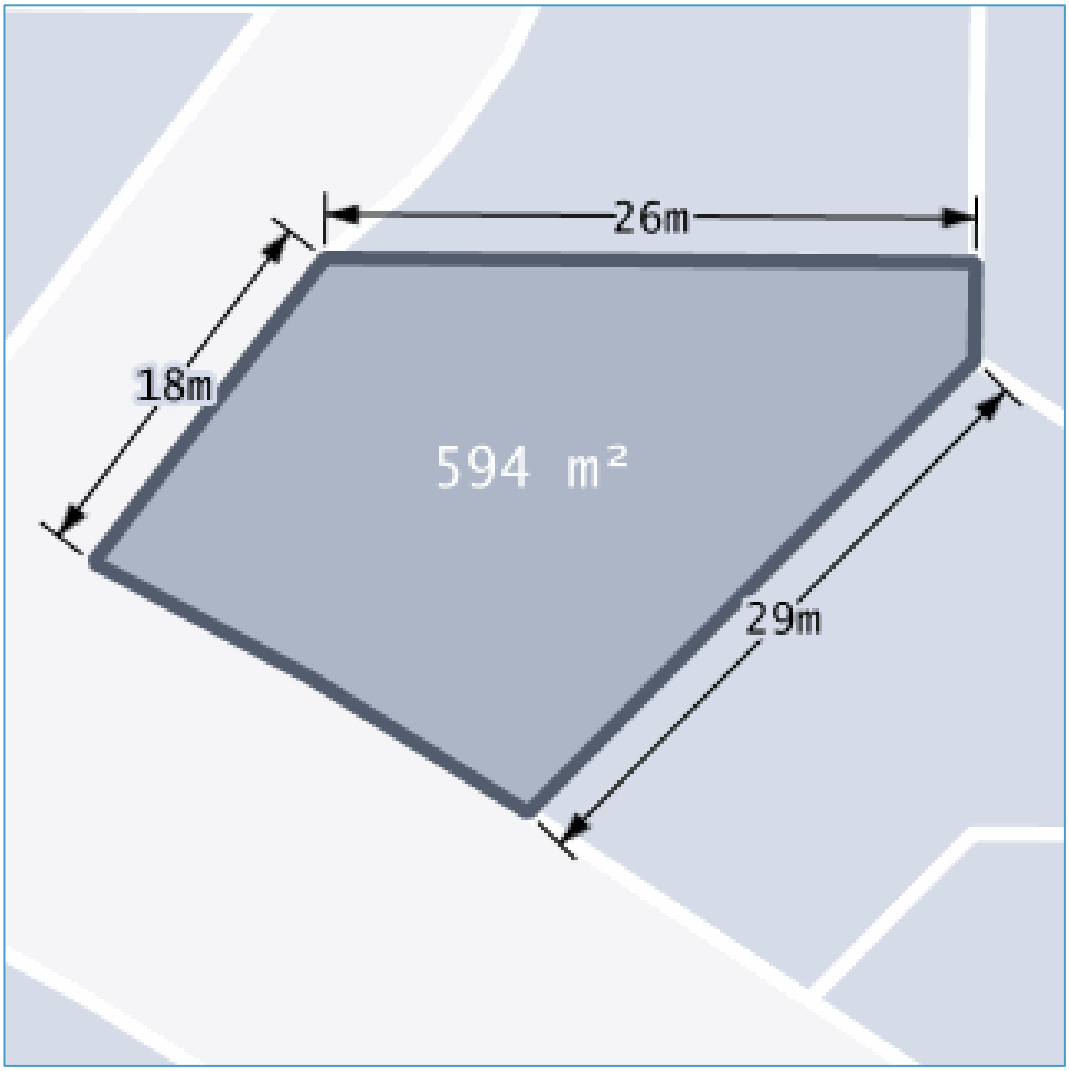
External wall offset:

Unscreened element offset:

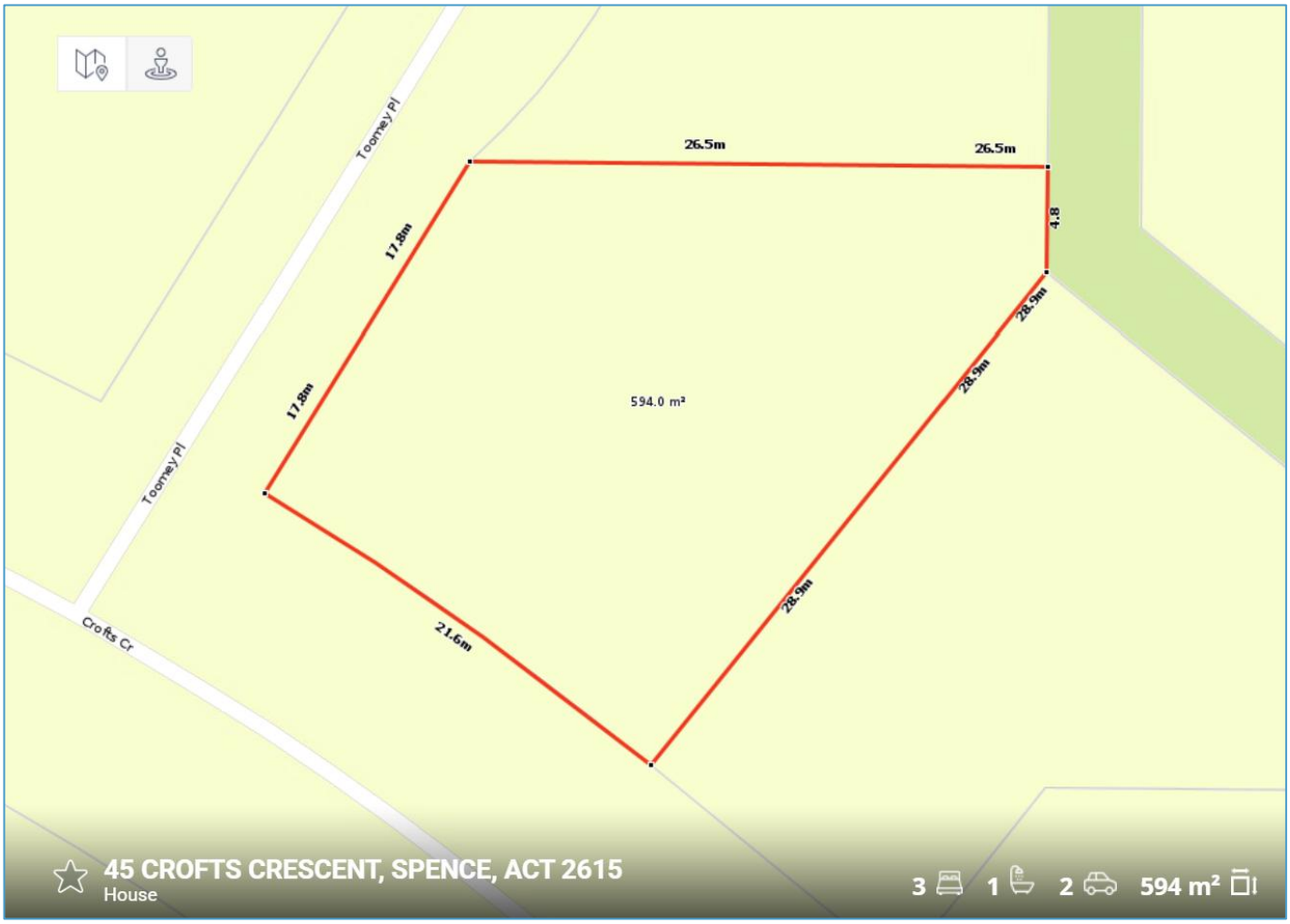
Front Access



Block dimensions



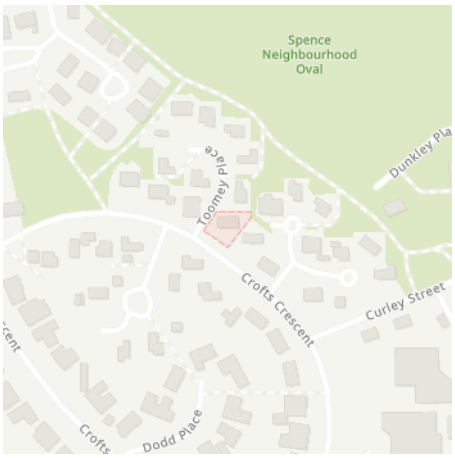
Floorplan (Price Finder)



Job ID 54526904

45 Crofts Cr

Review responses online



Received 6 of 6 responses

All responses received

45 Crofts Cr, Spence ACT 2615

Job dates
19/10/2026 → 19/10/2026

These plans expire on
16 Nov 2026

Lodged by
Canberra Granny Flat Builders

Authority	Status	Page
BYDA Confirmation		2
Look up and Live		4
Evoenergy Electricity Network	Received	6
Evoenergy Gas Network	Received	13
Icon Water	Received	19
NBN Co NswAct	Received	25
Telstra NSW South	Received	36
Transport Canberra and City Services	Received	45

Job No 54526904

byda.com.au

Zero damage - Zero harm - Zero disruption

Contact Details

Contact	Contact number	Company	Enquirer ID
Canberra Granny Flat Builders	0485 982 524	-	3025791

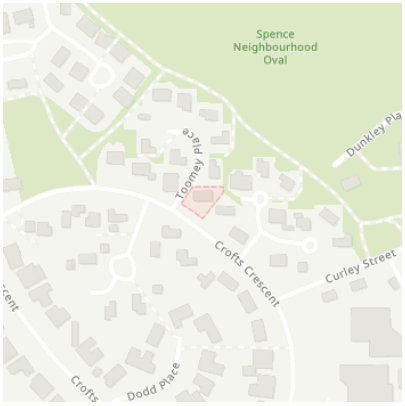
Email
info@cgfb.com.au

Address
11/160 Lysaght Street, Mitchell ACT 2911
Mitchell ACT 2911

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
19/10/2026	19/10/2026	19/10/2026	Private	Excavation	Private	Mechanical Excavation



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
45 Crofts Cr	45 Crofts Cr Spence ACT 2615	Construction Secondary Residence

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
281134817	Evoenergy Electricity Network	(02) 6293 5770	NOTIFIED
281134815	Evoenergy Gas Network	1300 880 906	NOTIFIED
281134816	Icon Water	(02) 6248 3111	NOTIFIED
281134813	NBN Co NswAct	1800 687 626	NOTIFIED
281134818	Telstra NSW South	1800 653 935	NOTIFIED
281134814	Transport Canberra and City Services	13 22 81	NOTIFIED

END OF UTILITIES LIST

The 5Ps of Safe Excavation

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

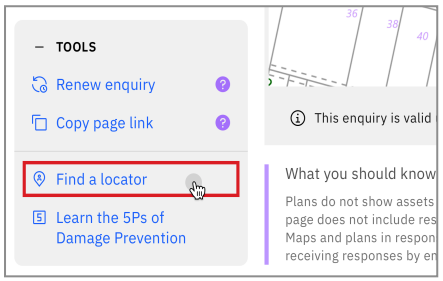
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au

Look up and Live - 54526904



Poles
- Pole
- Tower

Devices
- Pillar
- Substation

Network TR
- Overhead
- Underground
- Submarine

Newtwork SWER
- Overhead
- Underground

Network HV
- Overhead
- Underground
- Submarine

Network LV

Overhead

Underground

Network Other

Network Other

LUAL_NoData_Public



Evoenergy Electricity Network

Referral
281134817

Member Phone
(02) 6293 5770

Responses from this member

Response received Mon 19 Oct 2026 3.22pm

File name	Page
Response Body	7
281134817 - Evoenergy Plan.pdf	8
Evoenergy - Legend.pdf	9
Evoenergy - Terms and Conditions.pdf	10

Asset location information

Sequence No: 281134817

Job No: 54526904

Contact: Canberra Granny Flat Builders
+61485982524

Company: Not supplied

Location: 45 Crofts Cr
Spence ACT 2615

Enquiry Date: 19/10/2026

Issue Date: 19/10/2026

Thank you for your Before You Dig Australia (BYDA) enquiry. Please read the attached documentation carefully, as it contains important information, including essential steps that must be undertaken before commencing your intended activities.

Additional information

The approximate location of Evoenergy assets in the area-of-enquiry are shown on the attached map. Review the attached map and legend to check for utility assets in your work area. Depending on the size of your enquiry, an asset map may be divided across multiple pages. As all assets may not be displayed on an overview page, please ensure you review all pages before commencing. Refer to your Before You Dig Australia (BYDA) enquiry information page to ensure you have received asset maps from all relevant utility owners before you commence work.

Please note

Our network is constantly changing. Before You Dig Australia (BYDA) enquiries should be submitted within 48 hours of works commencing to ensure the most accurate information. After 7 days, the information may no longer be up to date.

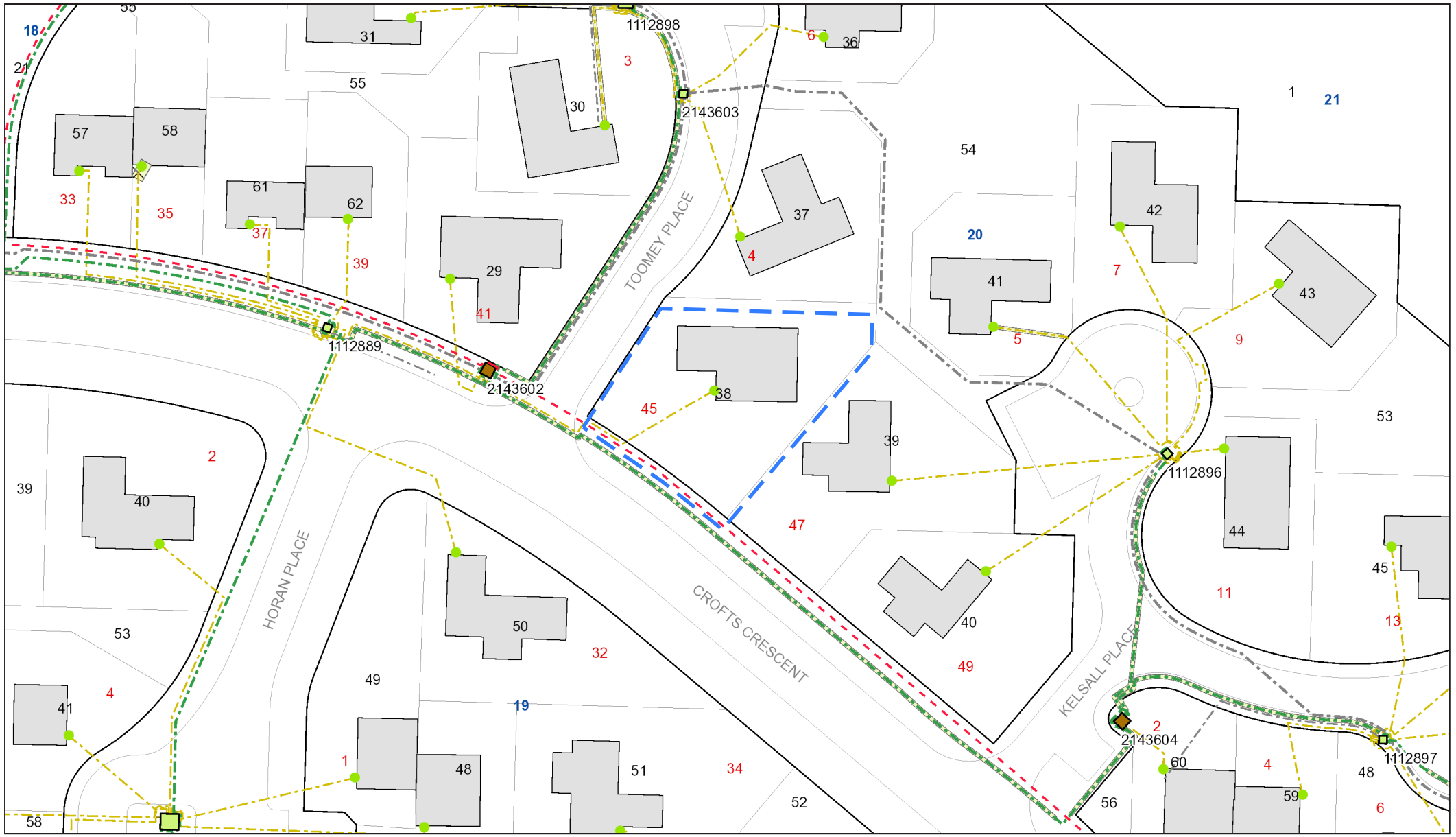
For Faults and Emergencies, contact us 24/7 on 13 10 93 for Electricity and 13 19 09 for Gas.

Jemena Networks (ACT) Pty Ltd (ABN 24 008 552 663) and Icon Distribution Investments Limited (ABN 83 073 025 224) t/as Evoenergy (ABN 76670 568 688).

evoenergy

Seq. No: 281134817
Job No: 54526904

ACT cadastral information supplied by the ACT Environment, Planning and Sustainable Development Directorate, © ACT Gov 2026
NSW cadastral information © Spatial Services, NSW Department of Customer Service 2026
All network distribution data is the property of Evoenergy and no warranty as to the accuracy or completeness of the information is provided.
No liability for any loss or damage arising from the use of this information will be accepted. © Evoenergy 2026



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BEFORE YOU DIG www.byda.com.au

For Faults and Emergencies, contact us 24/7 on 13 10 93 for Electricity and 13 19 09 for Gas

WARNING: An Overview map may not display all assets, especially at smaller scales. Tile map pages provide more detailed information.

Jemena Networks (ACT) Pty Ltd (ABN 24 008 552 663) and Icon Distribution Investments Limited (ABN 83 073 025 224) t/as Evoenergy (ABN 76 670 568 688).

Scale: 1:650 at A4
Created: 19/10/2026

Tile: 1

Legend

Support Structure (Distribution)
- Pole

Support Structure (Transmission)
- Pole
- Tower
- Yard Structure

Recloser
- Recloser

Switch
- Air Break
- Load Break
- Overhead Link

Fuse
- Drop Out Fuse

Service Point
- Service Point

Joint
- UGOH Joint
- Cable Joint
- CableTermination
- Capped Dead End
- Dummy Live End
- Overhead Connector
- Overhead Repair
- Pit Branch Joint
- Streetlight Joint
- Tee Joint

Streetlight Assets
- Streetlight Column
- Streetlight
- Streetlight Controller
- Overhead Line
- Underground Line, In Service
- Underground Line, Abandoned

Other Symbols
- Spacer
- Voltage Regulator
- Customer Generator
- Fault Passage Indicator
- Aircraft Warning Sign
- Line Crossing Marker
- Cable Marker
- Survey Marker

Transmission Line
- Overhead Line
- Underground Line, In Service
- Underground Line, Abandoned

HV Electric Line
- Overhead Line
- Underground Line, In Service
- Underground Line, Abandoned

LV Electric Line
- Overhead Line
- Underground Line, In Service
- Underground Line, Abandoned

Service Line
- Overhead Service Line
- Underground Line, In Service
- Underground Line, Abandoned

Fibre Optic Cable
- Overhead
- Underground

Copper Communication Cable
- Pilot Cable

Underground Earth Cable
- Underground Earth Cable

Underground Structure
- Pit

Underground Route
- Duct

Duct Bank
- Conduit
- Depth Indicator Deep
- Depth Indicator Shallow

Ground Mounted Structure
- Streetlight Control Cubicle
- Distribution Box
- Point-Of-Entry Cubicle
- HV Switching Station
- Kiosk
- Padmount
- Link Pillar
- Micro Pillar
- Mini Pillar
- Pregnant Column
- Communication Cubicle
- SCADA Cubicle

Electric Supply Site
- 132kV Switching Station
- Bulk Supply Station
- Mobile Zone Substation
- Zone Substation
- Overhead Substation
- Chamber Substation
- Stockade

The term 'ABANDONED' is utilised to identify an underground cable that has been physically disconnected from the Evoenergy electricity network, is not in service and cannot readily be put back into service without specific augmentation and/or reconnection works.

Cable(s) identified by Evoenergy as 'ABANDONED' have been discarded in-situ by Evoenergy. ALL cables should be treated as 'LIVE' and Dangerous until proven de-energised and safe.

All network distribution data is the property of Evoenergy and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted.

Disclaimer - Terms and Conditions

1. General location only

The applicant acknowledges that:

a. Evoenergy have used reasonable endeavours to keep asset location records current but does not make any warranty, guarantee or representation as to the accuracy, currency or completeness of the information contained in the attached asset plans.

b. Asset Plans:

   i. may not show all assets in the work area;

   ii. show only the general and approximate location of assets;

   iii. may show the position of assets relative to fences, buildings, property lines, kerbs and/or other points of reference that existed at the time the assets were installed. Any subsequent alterations to those fences, buildings etc may not have been updated on the asset plans. Persons should not rely on such things as a point of reference to estimate location of the assets.

2. Limitation of liability

To the maximum extent permitted by law:

a. subject to paragraph 2(b), Evoenergy and the officers, employees and agents accept no responsibility or liability for any loss, damage, liability, cost, expense, claim or proceeding of whatever nature and howsoever arising, incurred by or awarded against the applicant or its officers, employees, agents, contractors or subcontractors, arising out of, connected with or as a consequence of use of the asset plans or any inaccuracies in the asset plans;

b. where:

   i. an Evoenergy representative has, at the applicants request, attended the work site to mark the location of assets prior to commencement of any works on the work site, and

   ii. the Evoenergy representative has been proven to be negligent in marking the asset location

then Evoenergy's liability, and the liability of the officers, employees and agents of each, is limited, at Evoenergy's option, to re-attending the work site to re-mark the asset location or paying the costs of having a third party attend the work site to re-mark the asset location.

3. Evoenergy Authorisation for working on or near the electricity network

Under division 4.7.7 of the Work Health and Safety Regulation 2011 a person conducting business undertakings (PCBU) excavating on or near to Evoenergy underground assets must be authorised in accordance with the 'Electrical Safety Rules'.

Authorised persons refers to a person with training, technical knowledge or sufficient experience who has been approved to perform the duty concerned.

To gain authorisation to work on or near the electricity network you will need to:

- Register with Evoenergy in order to have workers trained in the 'Electrical Safety Rules' and/or the 'Service and Installation Rules'. You can register on the Evoenergy website Authorisation to Work Near the Network page.
- Once this training has occurred, employees will receive formal authorisation to work near the Evoenergy Network.

If you have any questions, email our team at accreditations@evoenergy.com.au.

Disclaimer - Terms and Conditions

4. Electricity cables to be treated as LIVE

All electricity cables and conductors identified on the attached asset plans, including those marked as 'abandoned', must be treated as 'LIVE' and dangerous until such time that they are tested and proven to be 'DE-ENERGISED'.

Evoenergy recommends that cables identified as 'abandoned' and which may be impacted, severed, damaged and/or removed by excavation works be proven 'DE-ENERGISED' and safe before commencing full-scale excavations.

5. Location of assets may change

Our network is constantly changing. Assets may be moved, or additional assets may be installed at any time. Persons using the attached asset plans are advised to be alert for changed locations or new installations performed after the issue date.

Before You Dig Australia (BYDA) enquiries should be submitted within 48 hours of works commencing to ensure the most accurate information. After 7 days, the information may no longer be up to date.

6. Work to be undertaken without interference or damage to assets

Any work undertaken near assets, including without limitation excavation, structures, material storage, heavy vehicle parking, blasting or change of surface level, must be performed in a way that does not interfere with the reliability of, or access to Evoenergy assets.

Persons excavating are required to exercise care if assets are indicated on asset plans and will be held responsible for any damage caused through failure to exercise such care. Evoenergy will pursue the person responsible for causing the damage or interference to their assets to recover costs and expenses incurred in remedying such damage or interference.

7. Asset location marking

You may request our representative to visit the work site to mark the approximate location of assets by calling 02 6293 5770 for Electricity or 1300 503 237 for Gas.

This service is available between 7:30 am and 4 pm.

Irrespective of any mandatory directions given in this notice, Evoenergy recommends that a site visit be conducted before commencing any works near assets.

8. Underground assets must be located by potholing

Potholing or other non-destructive techniques must be used until underground assets are located. When located, excavation may commence provided that persons carrying out the excavation work follow Evoenergy's 'Electrical Safety Rules' and 'Civil Works Manual'. Both documents are available on our website at www.evoenergy.com.au/Industry/Drawings-and-Standards.

9. Substation earthing cables

The information does not include details of substation earthing cables. These are installed within the vicinity of pole and ground mounted substations. Earthing conductors can extend in any direction from Evoenergy assets. Site-specific requirements mean earthing cables may be installed up to 15 meters from the asset.

Further information can be provided upon request at Network.ConnectionAdvice@evoenergy.com.au.

Jemena Networks (ACT) Pty Ltd (ABN 24 008 552 663) and Icon Distribution Investments Limited (ABN 83 073 025 224) t/as Evoenergy (ABN 76 670 568 688).

Disclaimer - Terms and Conditions

10. On site indications for the presence of cables

On a work site, the presence of cables or conduits may be indicated by the following warning and marking devices:

a. Letter "E" inscriptions on kerbs or "electrical" inscriptions on pit lids

b. Danger signs on above ground posts, walls etc

c. Thin orange "caution electrical cables" warning tape

d. Orange or black PLASTIC polymeric slab (3-6mm thick x 200mm wide)

e. Concrete bricks or slabs (approx 200mm x 500mm)

f. Orange PVC or white asbestos cement (AC) conduit or galvanized pipe

g. Cylindrical concrete "ACTEA electric cable" markers

h. Weak concrete encasement directly around cables or conduits

i. Texture or colour change of excavated material (bedding sand, cracker dust, clean fill)

Note, that some cables may have been installed without the presence of such marking devices.

11. Streetlight assets

Streetlight assets in the ACT are owned and maintained by the ACT Government. You expressly acknowledge and agree that:

a. Evoenergy does not maintain streetlight asset information; and

b. Any such information provided by Evoenergy may not be up to date, reliable or complete and is provided strictly on an 'as is' basis without any warranty of any kind. Please contact Transport Canberra and City Services during business hours if you require further information.

12. Work near underground transmission lines

When working near underground transmission lines, you must follow the 'Requirements for Work and Other Activities Within Subtransmission Reservations' procedure - available on our website.

As part of this procedure, you must supply Evoenergy with your proposal of works, including a written outline of your works and design plans for review.

It may take up to four weeks for Evoenergy to review your proposal. Following review, we will advise you of Evoenergy's requirements for protecting our underground transmission lines.

Please email your proposed work details to: Network.ConnectionAdvice@evoenergy.com.au

Please note that a duty of care exists to ensure that electrical infastructure is not compromised or damaged during future development or construction work.

This document and associated asset plans must be kept at the work site.

Evoenergy Gas Network

Referral
281134815

Member Phone
1300 880 906

Responses from this member

Response received Mon 19 Oct 2026 7.24pm

File name	Page
Response Body	14
Evoenergy_BYDAResponse_STD_54526904_281134815.pdf	15
image1	Excluded
Standard_Gas_Coversheet_Evoenergy.pdf	17

Dear Canberra Granny Flat Builders

REF: BYDA JOB:54526904 SEQ:281134815 - 45 Crofts Cr Spence ACT 2615

Thank you for your BYDA inquiry. For a detailed response from Evoenergy, please refer to the attached documents.

Please follow the excavation guidelines attached.

Evoenergy gas mains are managed by Jemena Asset Management Pty Ltd and operated by Zinfra.

This information is valid for 30 days from the date of enquiry.

Regards

BYDA Admin, Jemena (on behalf of Evoenergy)
Level 14, 99 Walker Street North Sydney, NSW 2060
PO Box 1220, North Sydney, NSW 2059
1300 880 906
www.jemena.com.au | www.gonaturalgas.com.au

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****
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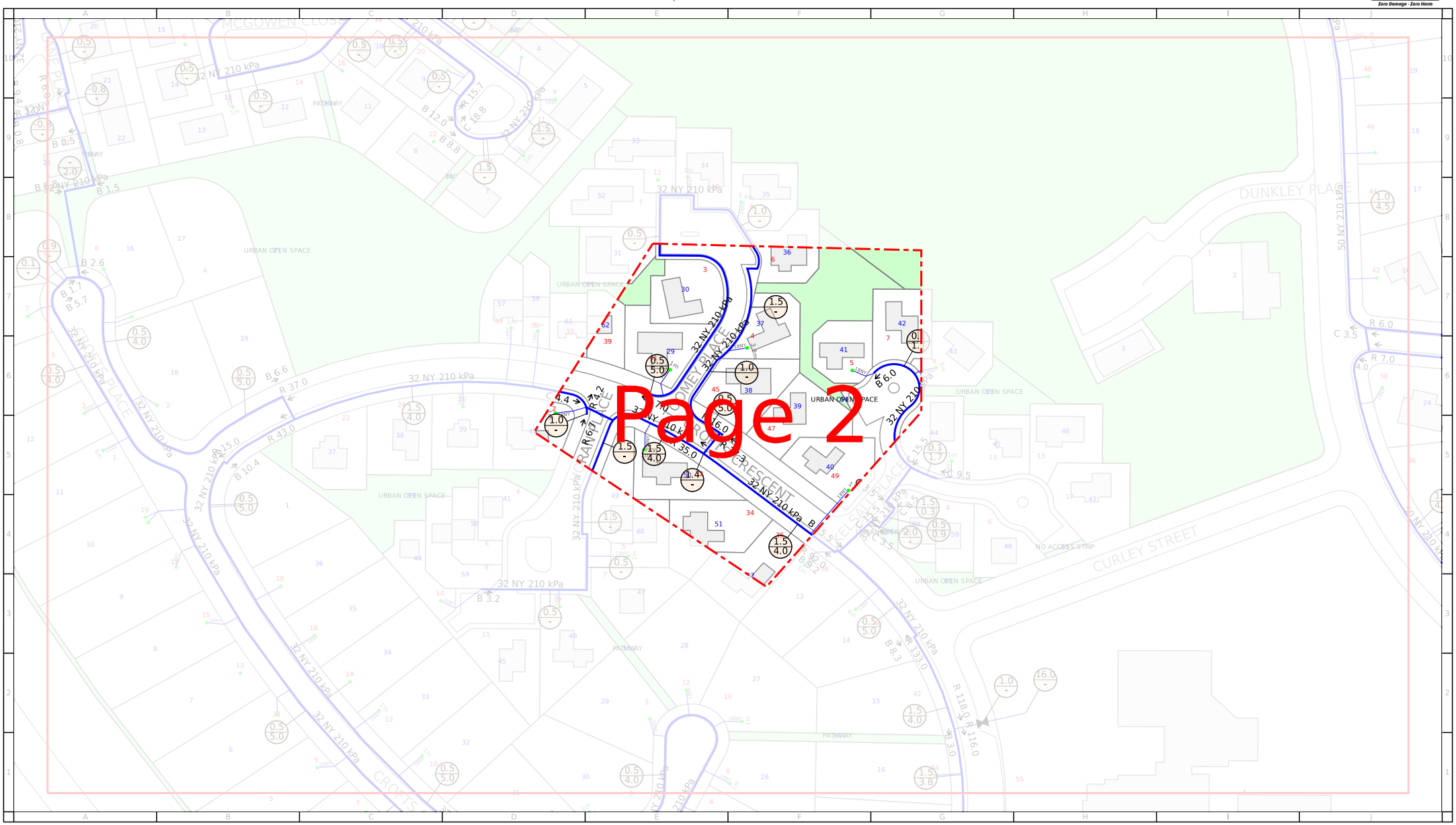
****

BYDA Authority: Evoenergy Gas Networks

BYDA Location: 45 Crofts Cr Spence ACT, 2615



evoenergy

For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.

N W E S

Scale: 1:2101

Issue Date: 19/10/2026

BYDA Seq No: 281134815

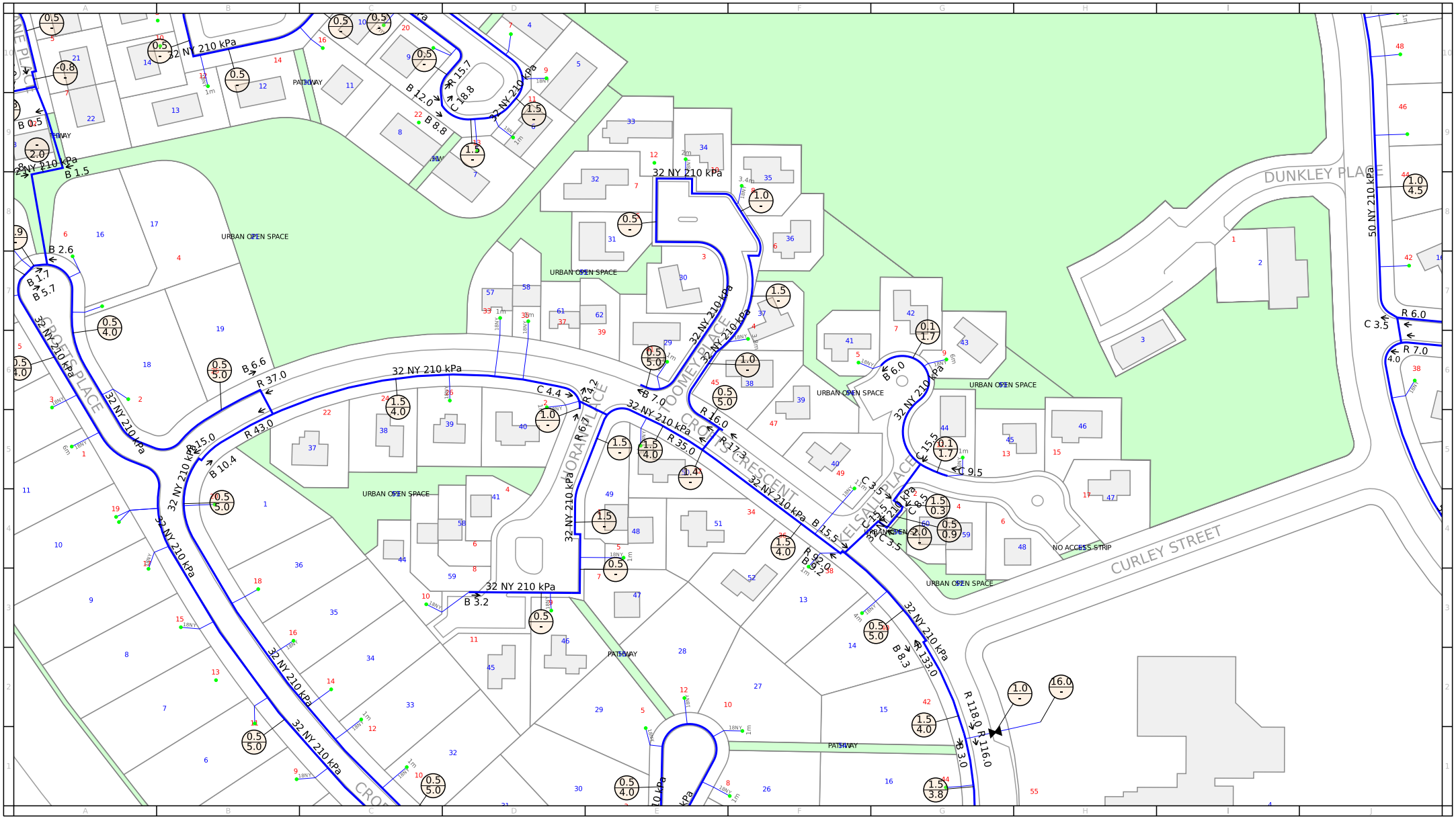
BYDA Job No: 54526904

Overview Page:

WARNING: This is a representation of Evoenergy Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions.
The information contained on this plan is only valid for 28 days from the date of issue.

BYDA Authority: Evoenergy Gas Networks

BYDA Location: 45 Crofts Cr Spence ACT, 2615



For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.

Issue Date: 19/10/2026

BYDA Seq No: 281134815

BYDA Job No: 54526904

Scale: 1:2000

0m 10m 20m 30m 40m 50m 60m 70m 80m

WARNING: This is a representation of Evoenergy Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagramatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.

Gas asset location information

evoenergy

Work details are provided in your BYDA email.

GAS PIPELINE IN THE VICINITY

The records of Evoenergy Gas Networks indicate that Underground Assets/Pipes **are** present in the vicinity of and/or surrounding area of the above enquiry.
Please read all the information and conditions below.

Conditions for works in the vicinity of Evoenergy gas network assets

Any information provided is valid only for 30 days from the date of issue. If the work operation extends beyond this period, or if the designs are altered in any way, you are requested to re-submit your proposal for re-assessment.

Consistent with the requirements of Part 2 General – Section 8 of the Utility Networks (Public Safety) Regulations 2001 No. 28, Evoenergy require that:

- The requestor shall ensure that all workers on site are aware of the presence of natural gas.
- The requestor shall ensure that under no circumstances will mechanical excavation be carried out within 1.0 metres of a gas main without there being a Zinfra Representative on site.
- The requestor shall be responsible to maintain the presence / visibilities of all gas markings.
- **No live or Isolated gas pipes shall be cut, altered or removed without APPROVAL from Zinfra.**

Note: Individual customer gas connections are generally not shown on the accompanying maps. For information regarding individual gas connections we recommend that you request a site meeting / inlet service location.

You can obtain additional information or arrange a site meeting by contacting Zinfra on **1300 503 237**. **Note that 24 hours notice is required for site meetings.**

WARNING. It is essential that ALL these documents be handed to the principal contractor carrying out the work. A photocopy may be taken for office records. All documents must be on site at the time of excavation. The information provided is to be used as guide only and does not absolve third parties in their "Duty of Care" obligations to take additional precautions where the work has the potential to impact on gas assets and the safety of people.

All work that may impact upon the Evoenergy Gas Network should be carefully planned with notification to Jemena (Zinfra) well in advance of commencement. This includes excavation of gas pipelines, crossings of pipelines by other underground infrastructure (drains, power cables, etc), road works or structural installations.

Evoenergy plans have been provided to show the position of underground gas mains and equipment in public gazetted roads only. Individual customers' services are not generally included on these plans. These plans have been prepared solely for Evoenergy's own use and indicate the position of underground mains and installations relative to boundaries and kerbs as at the time the mains were installed, and do not necessarily reflect any subsequent changes eg: changes to road alignments.

Evoenergy and / or Jemena (Zinfra) will accept no liability for inaccuracies in the information or lack of information on such plans for any cause whatsoever arising. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to underground mains and equipment, and the costs associated with replacement or repair.

Please note that the information contained on the map provided is not a method of determining gas availability for the purposes of connection to a natural gas supply. Please contact a gas retailer to determine the availability of gas as an energy source.

IN THE EVENT OF A GAS EMERGENCY CALL 13 19 09 (24 hours)

Extinguish all sources of ignition and keep the area clear of all persons. Any attempt by third parties to repair damaged gas mains or services may result in prosecution under the Utility Networks (Public Safety) Regulations 2001.

BEFORE YOU DIG www.byda.com.au

evoenergy

Jemena Networks (ACT) Pty Ltd (ABN 24 008 552 663) t/as Evoenergy (ABN 76 670 568 688).

GAS NETWORK LEGEND

NETWORK MAINS

- Proposed New Main (coloured as per kPa)
- Proposed Isolate (coloured as per kPa)
- 100kPa Medium Pressure gas main
- 210kPa Medium Pressure gas main
- 250kPa Medium Pressure gas main
- 1050kPa High Pressure gas main
- 6895kPa-7000kPa High Pressure Primary gas main
- 14900kPa High Pressure Transmission Pipeline
- Abandoned Medium Pressure/High Pressure gas main
- Conduit or Casing (100 PVC) Size & Material (see conduit material codes)
- EXPOSED — Exposed Main section
- SHALLOW-SP — Shallow Main section: see Protection Code below, no code assume no protection

SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		

NETWORK ASSETS

- Siphon
- Network Valve
- High Pressure Main Line Valve (=>1050kPa)
- High Pressure Automatic Line Break Valve (>1050kPa)
- Boundary Regulator Set
- Distribution Regulator Set (=<1050kPa)
- High Pressure Regulating Station (>1050kPa)
- Bulk Metering Station
- Pressure Monitoring Station
- Gas Station Structure
- Filter
- Silencer
- Catalyst Heater
- Water Bath Heater
- Regulator

CUSTOMER RELATED FEATURES

- Active Connection to customer premises
- Active Secondary Service
- Medium Pressure Gas Service- indicative position(Coloured as per kPa).
  Service features created programmatically based on known pipe characteristics and cartographic principles. They may provide guidance to identify assets whilst in the field in addition to existing processes.



Some Industrial and commercial services have been plotted as per the details received in as-built drawings



Distance (in metres) of service from side Boundary where the service pipe crosses from the road reserve into private lot
Service placed towards left or right boundary
Service pipe size & material where known



For connected sites with insufficient asset details, service is shown down the centre of the lot with no attributes plotted

ANNOTATIONS

Pipe and Conduit Material Codes

NY	Nylon	ST	STEEL
CONC	Concrete	CU	Copper
PE	Polyethylene		
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

(50) PE 32 NY 210kPa	32mm Nylon main inserted into 50mm PE pipe
75 NY 210 kPa	75mm Nylon main

R10.0	DISTANCE TO ROAD
B10.0	DISTANCE TO BOUNDARY
E10.0	DISTANCE TO END
C10.0	DISTANCE TO CHANGE OF DIRECTION
3.8	DISTANCE FROM MAIN TO KERB
3.0	DISTANCE FROM MAIN TO BOUNDARY

GAS FITTINGS

- Gauging Point
- Flange
- Insulation joint

CP FEATURES

- CP Test Staion
- Sacrificial Anode
- CP Ground Bend Cable(Anode Ground Bed)
- CP Rectifier Cable
- Transformer Rectifier(CP Rectifier Terminal)

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BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

Icon Water

Referral
281134816

Member Phone
(02) 6248 3111

Responses from this member

Response received Mon 19 Oct 2026 3.23pm

File name	Page
Response Body	20
ASSET IWI 281134816.pdf	21
Icon Water_ BYDA Letter_Assets Present 281134816.pdf	22
Legend 281134816.pdf	24

Attention: **Canberra Granny Flat Builders**

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: **54526904**

Sequence Number: **281134816**

Dig Site Location: **45 Crofts Cr Spence ACT 2615**

According to our records, your enquiry with the following details **impacts our infrastructure**. Please ensure that you read the attached documents, it contains important information including essential steps that must be undertaken prior to commencing construction activities.

This enquiry is valid for **30 days** from the enquiry date.

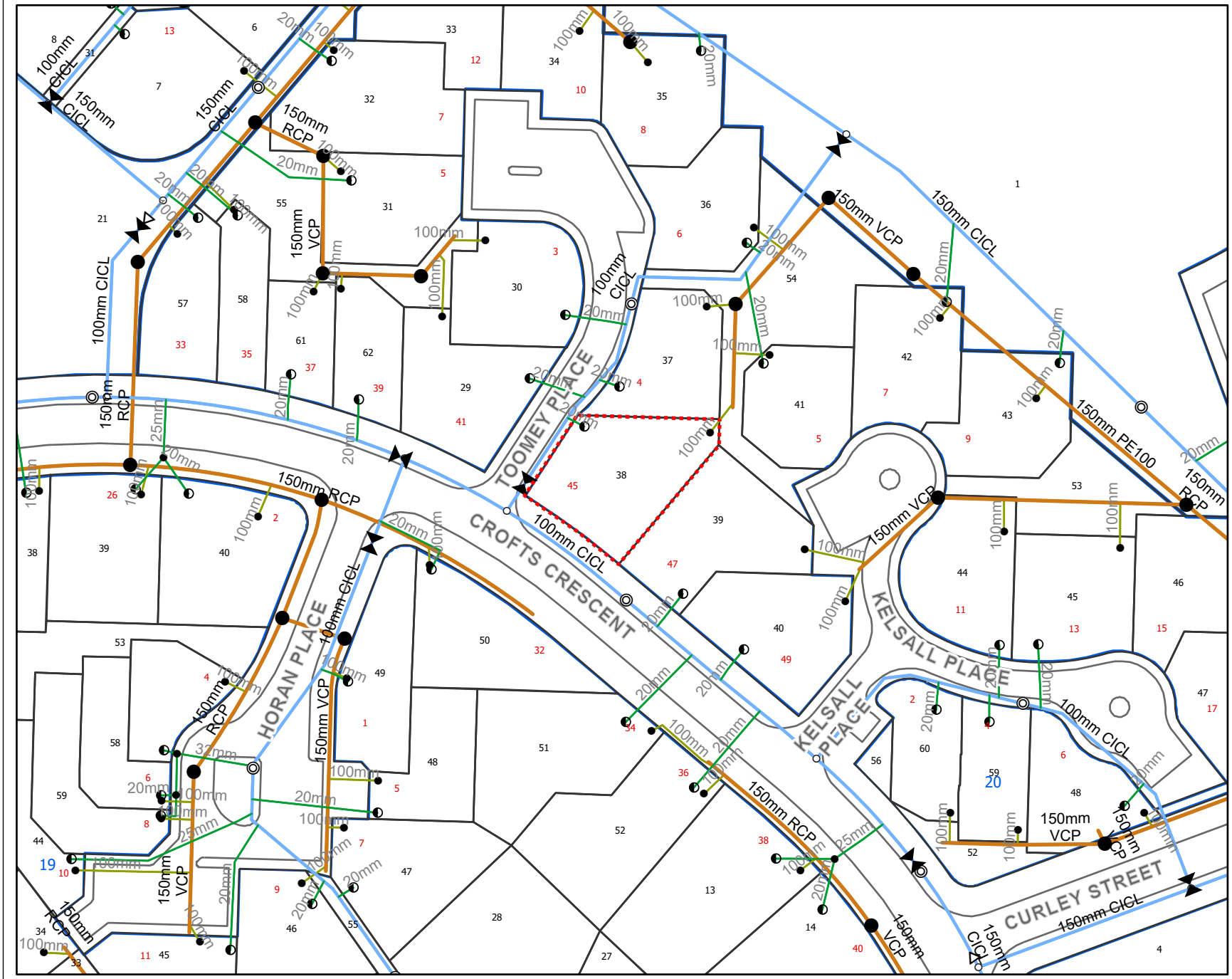
If you require further information or assistance with interpretation of plans, please contact **Icon Water** on **(02) 6248 3111 talktous@iconwater.com.au**

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

You may also view the response with an interactive web map below:

View web map

Download spatial data



19/10/26 (valid for 30 days)

icon WATER

Water Network

Job # 54526904
Seq # 281134816
Job site: 45 Crofts Cr, Spence ACT 2615

BYDA Enquiry

N

0 4 8 16 24 32 m

Scale: 1:1,000

BEFORE YOU DIG www.byda.com.au

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ACT Cadastre
© ACT Environment, Planning & Sustainable Development Directorate (ACT Government)

NSW Cadastre
© Land and Property Information (A division of the NSW Department of Finance and Services)

Applicant/Contractor: Canberra Granny Flat Builders
Job No: 54526904
BYDA Sequence No: 281134816

Company: Not supplied
Contact: Canberra Granny Flat Builders
Telephone: 0485 982 524
Address: 11/160 Lysaght Street, Mitchell ACT 2911
Mitchell 2615
Email: support@cgfb.com.au

Work Details
Suburb: Spence
Address: 45 Crofts Cr
Description: Construction Secondary Residence
Enquiry Date: 19 October 2026

Dear **Canberra Granny Flat Builders**,

The attached maps show the approximate location of our assets in the area of enquiry.

Please review these maps to check whether our assets are within your work area.

Refer to your *Before You Dig Australia* (BYDA) enquiry information to ensure that you have received Asset Plans from all relevant utility owners before commencing work.

Please note: there may be additional pages attached dependent on what assets are found in the area. Maps might also be on pages of different sizes.

To receive a markup in the area of enquiry, please call us on 02 6248 3111.

This information is valid from **19/10/2026 to 18/11/2026**

To report damage to Canberra's water and wastewater network, please phone 02 6248 3111.

This document, and associated asset plans, must be kept at the work site.
Please ensure you read the disclaimer below in its entirety (following pages).

Disclaimer

1. General location only

The Applicant acknowledges that:

a) while Icon Water have used reasonable endeavours to keep asset location records current, Icon Water does not make any warranty, guarantee or representation as to the accuracy, currency or completeness of the information contained in the attached Asset Plans.
b) Asset Plans:
   i. may not show all assets in the work area;
   ii. show only the general and approximate location of assets;
   iii. may show the position of assets relative to fences, buildings, property lines, kerbs and/or other points of reference that existed at the time the assets were installed. Any subsequent alterations to those fences, buildings etc may not have been updated on the Asset Plans. Persons should not rely on such things as a point of reference to estimate location of the assets.

2. Limitation of liability

To the maximum extent permitted by law:
a) subject to paragraph 2(b), Icon Water and its officers, employees and agents accept no responsibility or liability for any loss, damage, liability, cost, expense, claim or proceeding of whatever nature and howsoever arising, incurred by or awarded against the Applicant or its officers, employees, agents, contractors or subcontractors, arising out of, connected with or as a consequence of use of the Asset Plans or any inaccuracies in the Asset Plans;
b) where:
   i. an Icon Water representative has at the Applicants request, attended the work site to mark the location of assets prior to commencement of any works on the work site, and
   ii. the Icon Water representative has been proven to be negligent in marking the asset location then Icon Water's, liability, and the liability of the officers, employees and agents of, is limited, at Icon Water's option, to re-attending the work site to re-mark the asset location or paying the costs of having a third party attend the work site to re-mark the asset location.

3. Location of assets may change

Assets may be moved, or additional assets may be installed at any time. Persons using the attached Asset Plans are advised to be alert for changed locations or new installations performed after the Issue Date. If work extends for a period of 3 months beyond the Issue Date, a new application MUST be made to Before You Dig Australia for up-to-date asset location information.

4. Work to be undertaken without interference or damage to assets

Any work undertaken near assets, including without limitation excavation, structures, material storage, heavy vehicle parking, blasting or change of surface level, must be performed in a way that does not interfere with the reliability of, or access to Icon Water assets, including plant.

Persons excavating are required to exercise care if assets are indicated on Asset Plans and will be held responsible for any damage caused through failure to exercise such care. Icon Water will pursue the person responsible for causing the damage or interference to their assets to recover costs and expenses incurred in remedying such damage or interference.

5. Asset location marking

You may request our representative to visit the work site to mark the approximate location of assets by calling **02 6248 3111 (Option 9) between 8:00am and 5:00pm, business days**.

Irrespective of any mandatory directions given in this notice, Icon Water recommends that a site visit be conducted before commencing any works near assets. Appointments will be accepted only if the BYDA Sequence Number is supplied.

The location and marking of assets will not take place unless the BYDA Sequence Letter and attached Asset Plans are in colour and to the same scale as supplied and are at the work site. Icon Water does not charge for these site visits. Alternatively, the Applicant may wish to engage a private underground asset locator, at the Applicant's expense.

You are responsible for maintaining the presence / visibility of all markings and to ensure that all workers on site are aware of:

- the presence of Icon Water infrastructure in the vicinity of the intended work and
- Icon Water requirements.

NB: Arranging for marking of approximate asset locations by either an Icon Water representative or private underground asset locator will not relieve the Applicant and persons working on their behalf of responsibility to exercise care when working near Icon Water assets or for any damage they cause to Icon Water assets while performing works.

6. Underground Assets must be located by potholing

Potholing or other non-destructive techniques must be used until underground assets are located. When located, excavation may commence provided that persons carrying out the excavation work must follow Icon Water's recommended specifications concerning minimum safety distances when excavating within the vicinity of Icon Water networks.

7. Critical Water, Sewer and Effluent Mains

Icon Water requires mandatory supervision by authorised Icon Water personnel when potholing and excavating within the vicinity of critical water and sewer network assets (as determined by Icon Water) or Icon Water mains with a diameter of 300mm and above. **All effluent mains are classified as critical assets.**

To arrange an inspection please call Icon Water 02 6248 3111, (Option 3), 8:00am to 5:00pm business days.

THIS DOCUMENT AND ASSOCIATED ASSET PLANS MUST BE KEPT AT THE WORK SITE.

Legend

Maintenance Hole
- Manhole

Service Connection
- Service Connection

Inspection Shaft
- SIS — Special Inspection Shaft
- SMS — Standard 225 Inspection Shaft

Clean Out Point
- RP — Clean Out Point

Control (Protection) Valve
- Air Valve
- Reflux Valve

Storage Tank / Vault
- Storage Tank / Vault

System Control Valve
- SCOUR — Scour Valve

Sewer Structures
- Odour Scrubber
- Sewer Fan
- SVE — Vent

Weir
- W — Weir

Abandoned Point
- Abandoned Point

Sewer Abandoned Mains and Lateral Lines
- Sewer Abandoned Mains and Lateral Lines

Water Effluent Abandoned Mains and Lateral Lines
- Water Effluent Abandoned Mains and Lateral Lines

Hydrant
- HC — HighCapacity
- M — MillCock
- OH — OverheadFillingPoint
- P — PillarHydrant
- SpringHydrant

System Valve
- SCOUR — Scour Valve
- Needle Valve
- Globe Valve
- Gate Valve
- Cone Valve
- Butterfly Valve
- Ball Valve

Fitting
- Outlet
- Inlet
- Blank Flange
- Cross
- Dual Service Tee
- End Cap
- Gibault Joint
- MH — Maintenance Hole
- Open End
- Orifice Plate
- Reducer
- Service Tee
- Tapping Band Bend
- Tee
- Service Connection (Meter)

Test Station
- Pressure Recording Device
- Flow Recording Device
- SP — Sampling Point
- Pump

Control (Protection) Valve
- DAV — Double Air Valve
- DCV — Double Check
- EAV — Enhanced Double Air Valve
- Float Valve
- Pressure Relief Valve
- RPZD — Reduced Pressure Zone
- Reflux Valve
- AV — Single Air Valve

Network Structure
- Service Reservoir
- Treatment Plant Reservoir
- Minor Tanks
- Effluent Reuse / NonPotable Reservoir

Water Main - Critical
- Water Main - Critical

Water Main
- Water Main

Water Lateral Line
- Domestic Service
- Fire Service
- System Protection Lines

Effluent Main - Critical
- Effluent Main - Critical

Effluent Lateral Line - Critical
- Irrigation
- System Protection Lines

Pressure Main - Critical
- Pressure Main - Critical

Gravity Main - Critical
- Gravity Main - Critical

Gravity Main
- Gravity Main

Sewer Lateral Line
- Property Service Line
- Scour Line

Water Structure
- Dam
- Pipe Bridge
- Pump Station
- Reservoir Structure
- Treatment Plant
- Valve Chamber

Sewer Structure
- Diversion Chamber
- Diversion Point
- Pump Station
- Split Manhole
- Storage Basin
- Treatment Plant
- Discharge Structure
- Pipe Bridge
- Septage Facility
- Valve Chamber

icon WATER

NBN Co NswAct

Referral
281134813

Member Phone
1800 687 626

Responses from this member

Response received Mon 19 Oct 2026 4.07pm

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4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	30
Disclaimer_281134813_20261019_050626958665.pdf	32

Hi Canberra Granny Flat Builders,

Please find attached the response to your DBYD referral for the address mentioned in the subject line.
The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.
Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.
If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

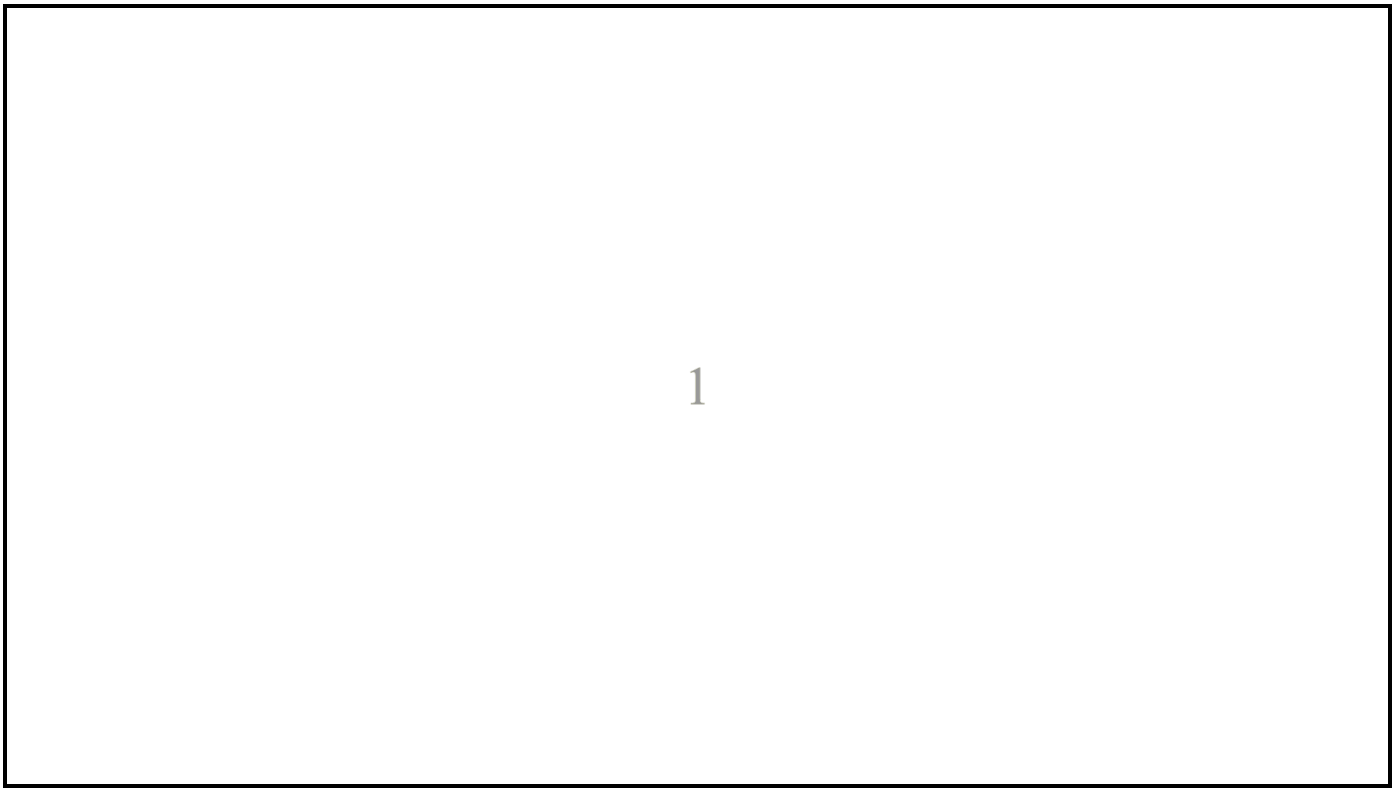
Please Do Not Reply To This Mail

To:	Canberra Granny Flat Builders
Phone:	Not Supplied
Fax:	Not Supplied
Email:	support@cgfb.com.au

Dial before you dig Job #:	54526904
Sequence #	281134813
Issue Date:	19/10/2026
Location:	45 Crofts Cr , Spence , ACT , 2615

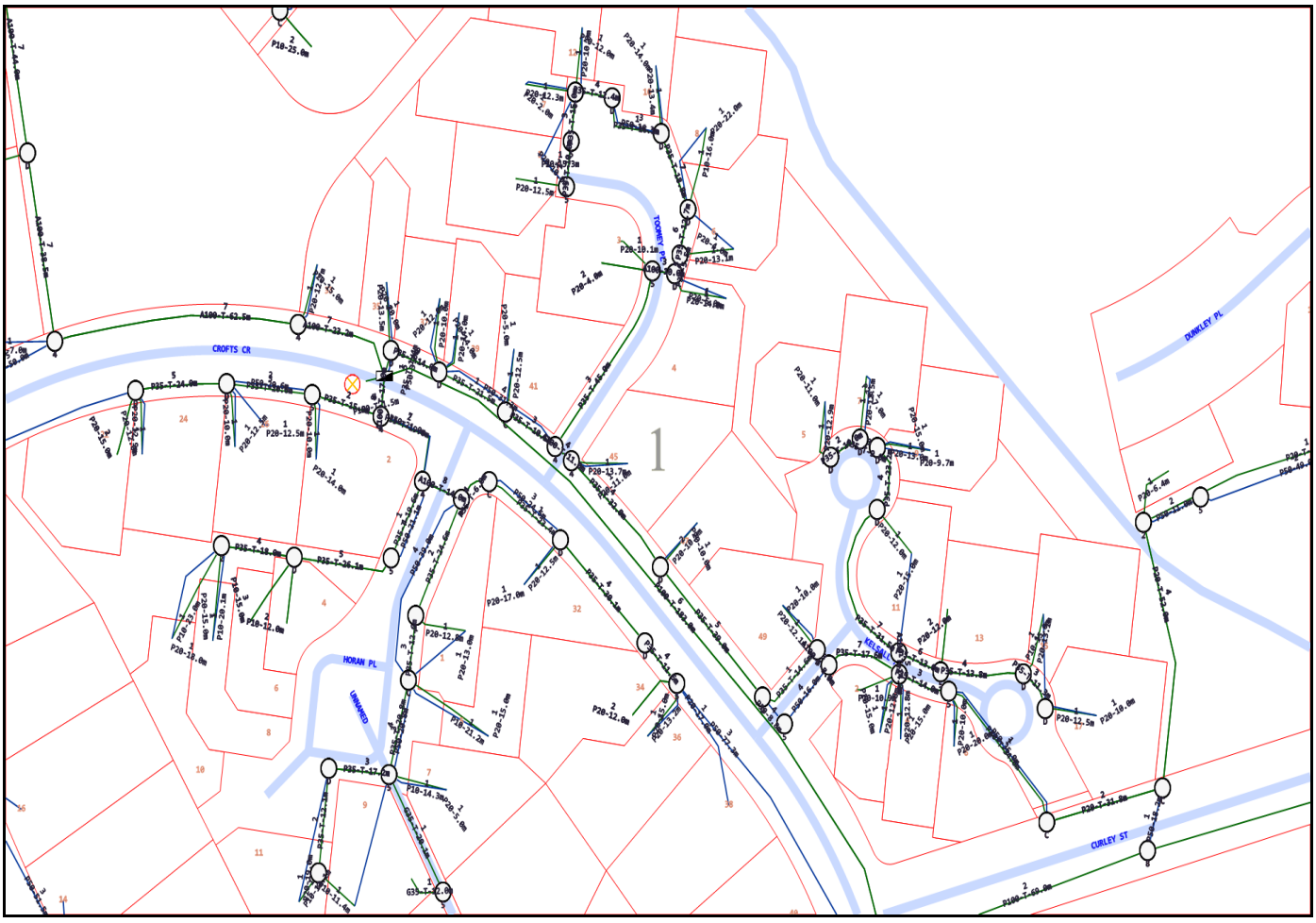
BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

Indicative Plans



LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.

Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.

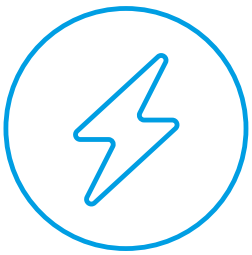
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.

Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

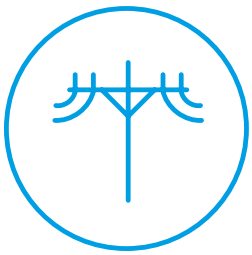
Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

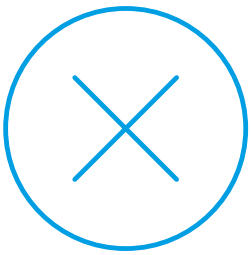
Working near nbn™ cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All nbn™ network facility damages must be reported online here.
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.

DIAL BEFORE YOU DIG
www.1100.com.au

To:	Canberra Granny Flat Builders
Phone:	Not Supplied
Fax:	Not Supplied
Email:	support@cgfb.com.au

Before You Dig Australia Job #:	54526904	
Sequence #	281134813	
Issue Date:	19/10/2026	
Location:	45 Crofts Cr , Spence , ACT , 2615	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by* ***nbn™***

Location of **nbn™** Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** Commercial Works website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans,you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.

3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn™** Facilities, you must maintain the following minimum clearances:
    - 300mm when laying assets inline, horizontally or vertically.
    - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
    - 1000mm when operating mechanical excavators.
    - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn™** fibre optic,copper and coaxial cables,and power cable feed to **nbn™** assets).Damage to underground electric cables may result in:
    - Injury from electric shock or severe burns, with the possibility of death.
    - Interruption of the electricity supply to wide areas of the city.
    - Damage to your excavating plant.
    - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn™** Facilities. These precautions may include but not limited to the following:
    - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
    - If any undisclosed underground cables are located, notify **nbn** immediately.
    - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
    - The safety of the public and other workers must be ensured.
    - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 19/10/2026

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Telstra NSW South

Referral
281134818

Member Phone
1800 653 935

Responses from this member

Response received Mon 19 Oct 2026 3.29pm

File name	Page
Response Body	37
281134818.pdf	39
AccreditedPlantLocators 2026-08-28a.pdf	41
Telstra Duty of Care v33.0b.pdf	42
Telstra Map Legend v4_0c.pdf	44

Attention: Canberra Granny Flat Builders

Site Location: 45 Crofts Cr, Spence, ACT 2615

Your Job Reference: 45 Crofts Cr

This is a system-generated email, from a mailbox that is not monitored -

Please do not reply to this email.

Thank you for requesting Telstra information via Before You Dig Australia (BYDA). This response contains Telstra Information relating to your recent request.

When working in the vicinity of telecommunications you have a duty of care that must be observed, please ensure you read and understand all the documentation below:

Please refer to all enclosed attachments for more information.

Accredited Plant Locator	General Contact Information
Telstra Duty of Care V32	Your responsibility working near Telstra Assets
Telstra Map Legend 4.0	Common Symbols on Cable Plans and general Clearance information

Cable Plan Readers	.DWF	Autodesk: https://www.autodesk.com/products/design-review/overview (Microsoft Windows App) or https://viewer.autodesk.com/ (view in your Internet Browser)
	.PDF	Adobe: https://www.adobe.com/au/acrobat/pdf-reader.html

Best practice guides and the five P's of safe excavation	These are the essential steps to be undertaken prior to commencing construction activities	BYDA : https://www.byda.com.au/before-you-dig/best-practice-guides/

	We highly recommend using certified locators where possible.	CERTLOC : https://certloc.com.au/find-a-certified-locator/

1800 653 935 Location Intelligence	Whenever in doubt please contact this number or Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com	Note: that Telstra plans are only valid for **60** days from the date of issue
How to Report Damage to Telstra Equipment	If you've spotted damaged equipment including pits, pillars, cabinets, underground cables, overhead cables, elevated joints and manhole covers the preferred method of reporting is via	Snap Send Solve APP: https://me.snapsendsolve.com/snap Report Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages Call: **13 22 03**

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works.
See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/..
Please note that:
- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

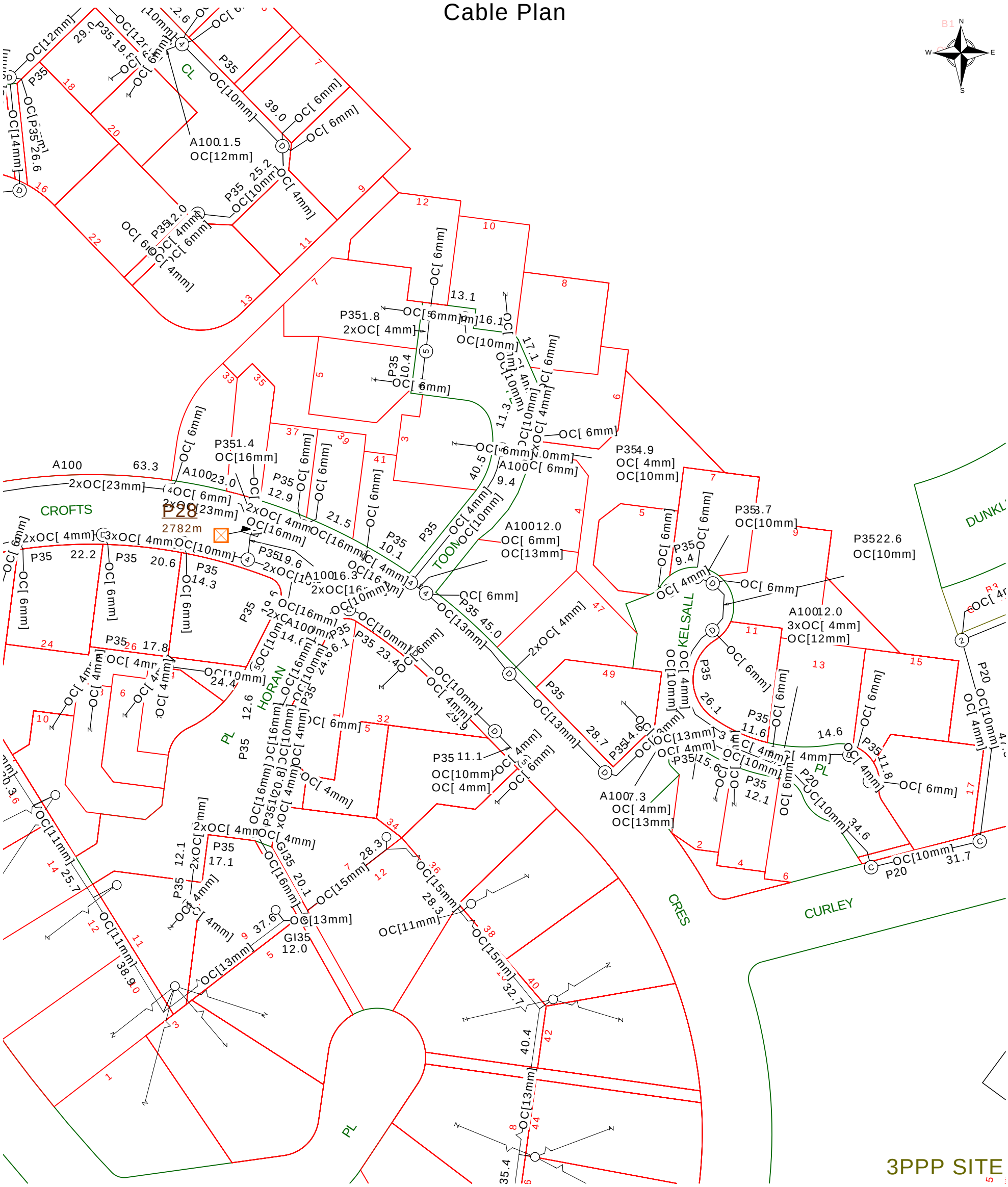
(See attached file: Telstra Duty of Care v33.0b.pdf)

(See attached file: Telstra Map Legend v4_0c.pdf)

(See attached file: AccreditedPlantLocators 2026-08-28a.pdf)

(See attached file: 281134818.pdf)

Cable Plan


CROFTS
P28
2782m
TOON
HORAN
KELSALL
CURLEY
CRES
PL
CL
DUNKL
3PPP SITE
A100 63.3
2xOC[23mm]
P35 22.2
P35 20.6
P35 14.3
P35 19.6
P35 12.9
P35 10.1
P35 45.0
P35 23.4
P35 25.2
P35 26.6
P35 17.8
P35 12.6
P35 17.1
P35 20.1
P35 11.1
P35 10.4
P35 9.4
P35 26.1
P35 11.6
P35 12.1
P35 11.8
P35 15.6
P35 14.6
P351.8
P351.4
P353.7
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39.0
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9.4
13.1
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11.3
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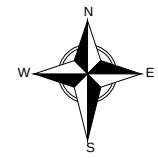
Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 19/10/2026 15:27:05

Sequence Number: 281134818

Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

General Information

Telstra highly recommends using Certified Locators.

For more info visit https://certloc.com.au/find-a-certified-locator/

or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE GUIDES
https://www.byda.com.au/before-you-dig/best-practice-guides/

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files.
(Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/



Report Damage to Telstra equipment.
Call 13 22 03 and say, "Report Damage".
Online: https://www.telstra.com.au/consumer-advice/digging-construction/report-damages



Telstra New Connections / Disconnections 13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
Email
Telstra Protection & Relocation Fact Sheet: Link
Telstra Protection & Relocation Home Page Link



Telstra Aerial Assets Group (overhead network) 1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mmVibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0mJackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical**



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation https://www.byda.com.au/before-you-dig/best-practice-guides/

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Telstra Corporation Limited ACN 051 775 556

Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities arranging for the works to be performed, supervising the works, and undertaking the works to protect Telstra network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details. If the Applicant is aware of another party or parties about to perform or performing works at the location, it should ensure that the other party or parties have lodged a BYDA enquiry and obtained plans for that location. If you are undertaking excavations works you must follow the 5Ps of Safe Excavation. The 5 Ps of Safe Excavation are set out in the video in the below link.

https://www.byda.com.au/education/resources/

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of, or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

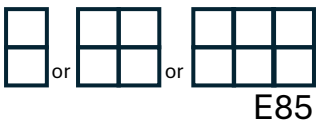
LEGEND

Leadin terminates at a Customer Address	Cable Jointing Pit Number / Letter indicating Pit type/size
Exchange Major Cable Present	Elevated Joint (above ground joint on buried cable)
Pillar / Cabinet Above ground Free Standing	Telstra Plant in shared Utility trench
Above ground Complex Equipment Please note: Powered by 240v electricity	Aerial cable / or cable on wall
OC — Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned	Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST — Distribution cables in Main Cable Ducts	Marker Post Installed
MC — Main Cable ducts on a Distribution Plan	Buried Transponder
Blocked or Damaged Duct	Marker Post & Transponder
Footway Access Chamber (can vary between 1-lid to 12-lid	Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



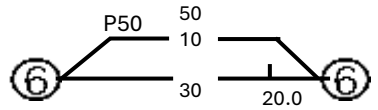
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

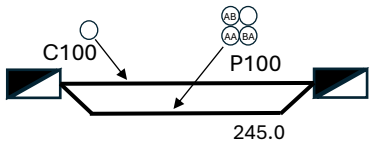
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

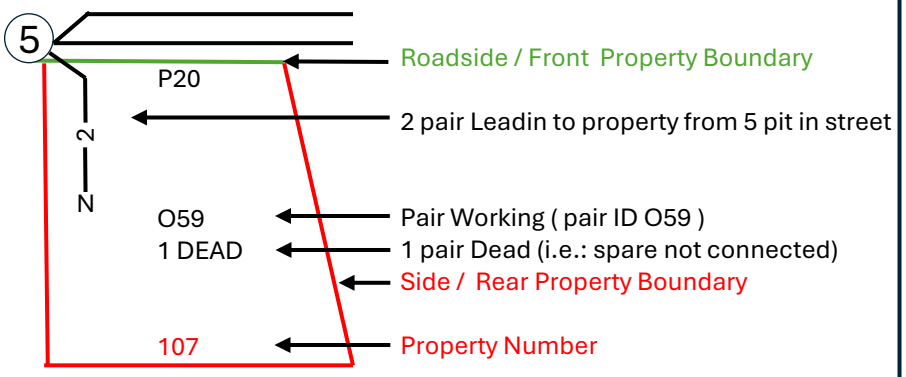
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig/best-practice-guides/

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Transport Canberra and City Services

Referral
281134814

Member Phone
13 22 81

Responses from this member

Response received Mon 19 Oct 2026 3.23pm

File name	Page
Response Body	46
ASSET Stormwater 281134814.pdf	47
ASSET Streetlighting 281134814.pdf	48
Stormwater network assets - AFFECTED 281134814.pdf	49
TCCS Streetlighting 281134814.pdf	51

Attention: **Canberra Granny Flat Builders**

Thank you for your Before You Dig Australia (BYDA) enquiry.

Job Number: **54526904**

Sequence Number: **281134814**

Dig Site Location: **45 Crofts Cr Spence ACT 2615**

According to our records, your enquiry with the following details **impacts our infrastructure**.

This enquiry is valid for **30 days** from the enquiry date.

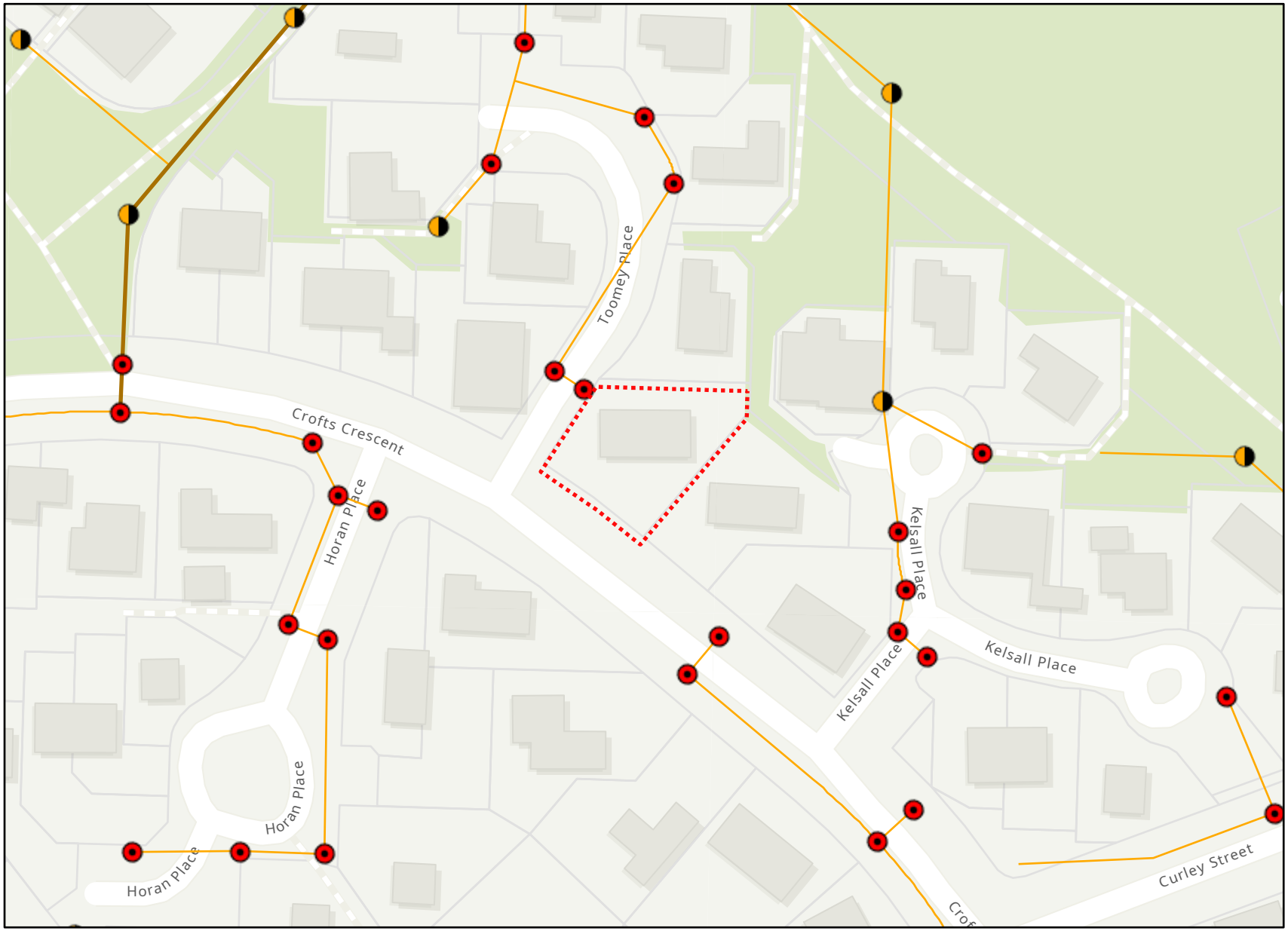
Please see attachments for further information.

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

ACT Government
Transport Canberra and City Services

Job # 54526904
Seq # 281134814
Job site: 45 Crofts Cr Spence ACT 2615
Provided by Transport Canberra and City Services

BEFORE YOU DIG
www.byda.com.au



Stormwater Infrastructure

Legend

- BYDA Enquiry
- ACTGOV Sump Assets
- ACTGOV Manhole Assets
- SMALL PIPE
- MEDIUM PIPE

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Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Transport Canberra and City Services infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact Transport Canberra and City Services on 13 22 81

19/10/26 (valid for 30 days)

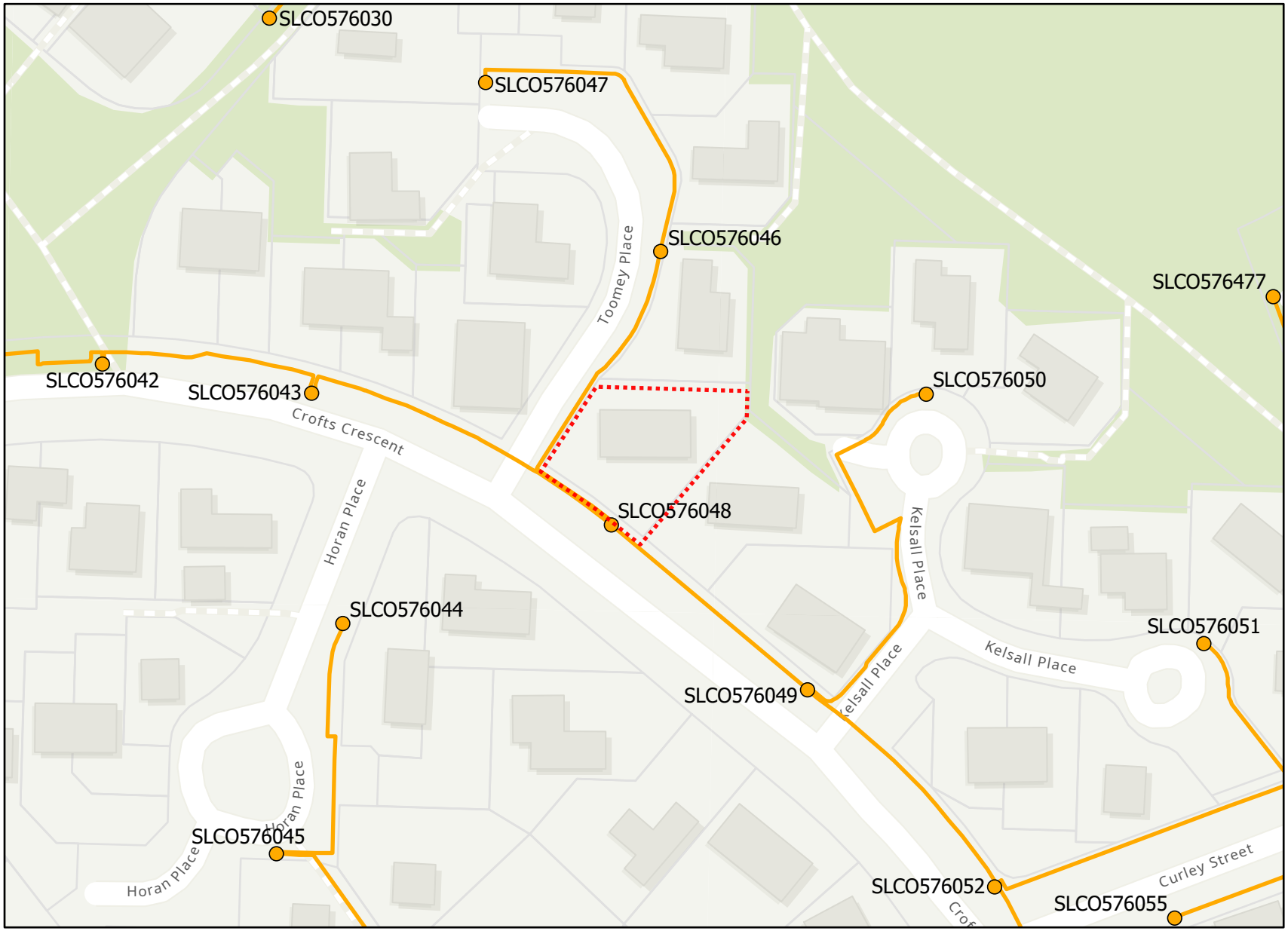
Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

Job # 54526904
Seq # 281134814
Job site: 45 Crofts Cr Spence ACT 2615
Provided by Transport Canberra and City Services



Streetlighting Infrastructure

Legend

- BYDA Enquiry
- ACTGOV Streetlight Column Assets
- ACTGOV Streetlight Cable Assets

Esri Community Maps Contributors, Australian Capital Territory, DCCEEW, Spatial Services, Vicmap, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

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Plans generated by SmarterWX™ Automate

0 10 20 40 m

N

Scale 1:1,000

ACT Government
Transport Canberra and City Services

Dial Before You Dig(DBYD)
Location Information

Assets owner
Transport Canberra and City Services
GPO Box 158
Fyshwick ACT 2601

Service provider
Stormwater Maintenance
Roads ACT
Transport Canberra and City Services
PO Box 158

To:
TCCS - David Hua
255 Canberra
Avenue
Fyshwick ACT 2609

Enquiry Details	
Utility ID	90520
Job Number	54526904
Sequence Number	281134814
Enquiry Date	19 October 2026
Response	**AFFECTED**
Address	45 Crofts CrSpence
Location in Road	
Activity	Mechanical Excavation

Enquirer Details	
Customer ID	3025791
Contact	Canberra Granny Flat Builders
Company	Not supplied
Email	support@cgfb.com.au
Phone	0485 982 524

Powered by dbydsuite Protect your assets

Disclaimer

PLEASE READ ALL THE INFORMATION AND DISCLAIMERS PROVIDED ON THE ATTACHED PAGES

General location only

- The approximate location of Street Light Network assets (**the Assets**) in the nominated area are shown on the attached maps (**the Asset Plan**).
- The Asset locations provided with this response are based on the information available at the time and are only an indication of the presence of Assets within the nominated location. If the nominated area is not what you require, please resubmit another inquiry.
- The Asset Plans provided do not show the presence of any other assets, including private property assets.
- Please be aware that the location of the Assets may change to those indicated on the Asset Plan. The Asset locations shown on the attached Asset Plan are indicative only. Due to changes in surface levels and surrounding infrastructure, and works undertaken by other parties, Asset location may differ to those shown on the Asset Plan.
- *It is your responsibility to verify the location of the Assets shown on the Asset Plan through positive identification process*
- A new Asset Plan should be obtained every 28 days to ensure currency and accuracy. It is your responsibility to obtain a new Asset Plan if required.
- While every endeavor has been made to provide information that is accurate and reliable, complete accuracy cannot be guaranteed. Transport Canberra and City Services (TCCS) does not represent or warrant that you or any user of the Asset Plan will achieve any particular objective or guarantee any outcome.

Limitation of Liability

To the maximum extent permitted by law, TCCS and its officers, employees, contractors and agents accept no liability and are not responsible for any actions, liabilities, losses, damages (including consequential damages), costs, claims or expenses of whatever nature and regardless of the cause of action, whether in contract, tort (including negligence) or otherwise, arising out of or in connection with or as a consequence of any inaccuracies in the Asset Plan or the use of the information contained in the Asset Plan.

Without limiting the above, TCCS and its officers, employees, contractors, and agents are not responsible to any person for:

(a) The currency, accuracy or completeness of the information provided in the Asset Plan; or
(b) Any delays in respect of delivery or supply by TCCS of the information sought in connection with the location of the Assets.

To the maximum extent permitted by law, TCCS specifically excludes any conditions, terms or warranties that may be implied into, or in respect of the provision of the Asset Plan and to the extent that any such condition, term or warranty or liability cannot be excluded, TCCS 's liability for breach of such implied term, condition or warranty is limited to the resupply of the Asset Plan provided by TCCS or the payment of the reasonable costs of having the Asset Plan supplied again.

Work to be carried out without interference or damage to Assets

Any work undertaken near the Assets, must be performed in a way that does not interfere with the reliability of or access to the Assets. Any work carried out that includes changing the surface level in any area where Assets are indicated must be carried out with care and you will be responsible for any damage caused through failure to exercise such care. TCCS may pursue the person or organisation responsible for causing any damage or interference to the Assets.

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ACT Government
Transport Canberra City Services

Before You Dig Australia (BYDA)
Location Information
Streetlights and related assets

Asset owner:

Streetlighting Unit
Roads ACT, Transport Canberra and City Services
GPO Box 158
Fyshwick ACT 2601

To:

Canberra Granny Flat Builders
11/160 Lysaght Street, Mitchell ACT 2911
Mitchell ACT 2911

Enquiry Details	
Utility ID	90520
Job Number	54526904
Sequence Number	281134814
Enquiry Date	19 October 2026
Response	**AFFECTED**
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Location in Road	
Activity	Mechanical Excavation

Enquirer Details	
Customer ID	3025791
Contact	Canberra Granny Flat Builders
Company	Not supplied
Email	support@cgfb.com.au
Phone	0485 982 524

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End of document

This document may exclude some files (eg. DWF or ZIP files)

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CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process

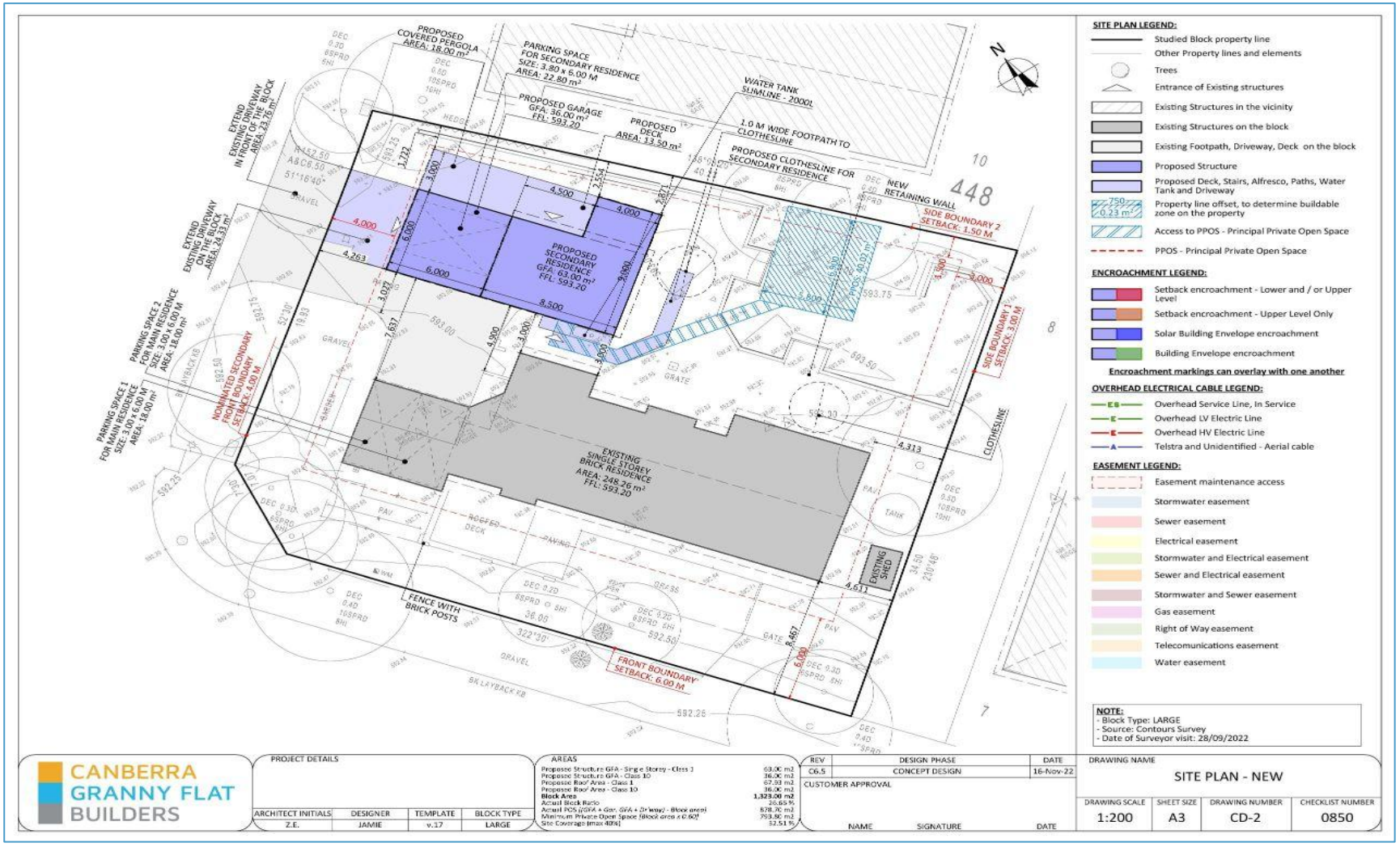
CGFB Example Plans



CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

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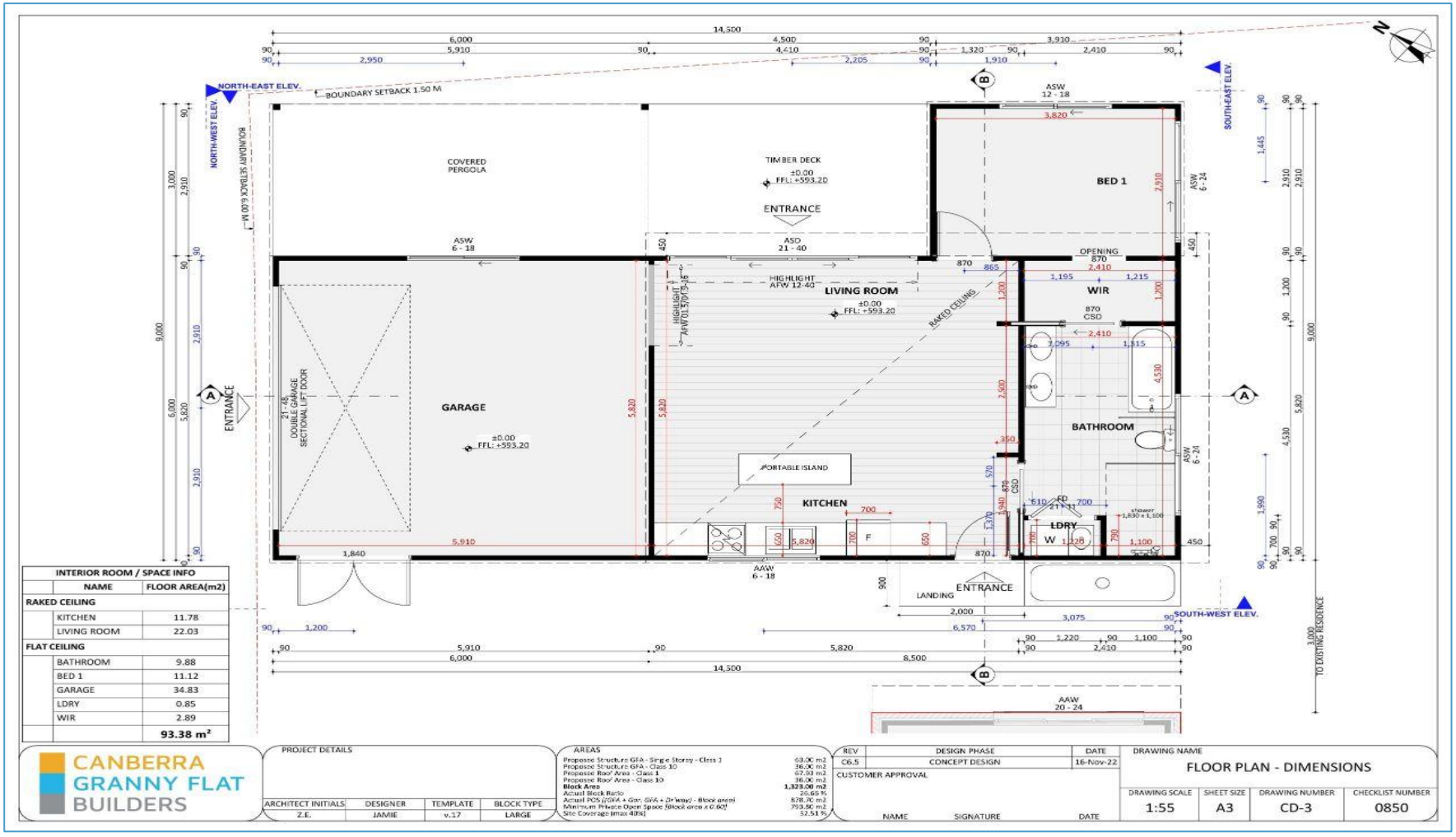

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

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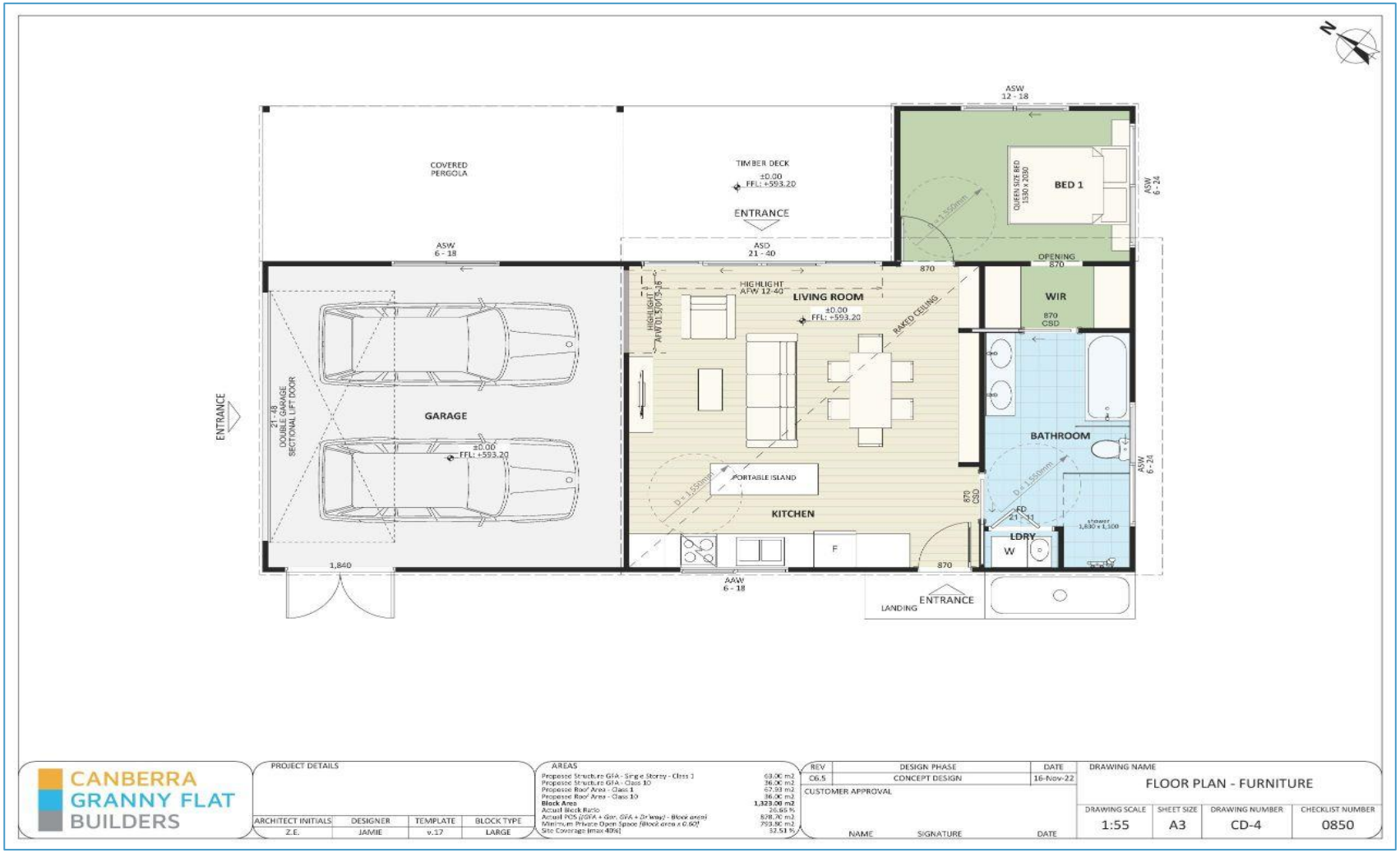

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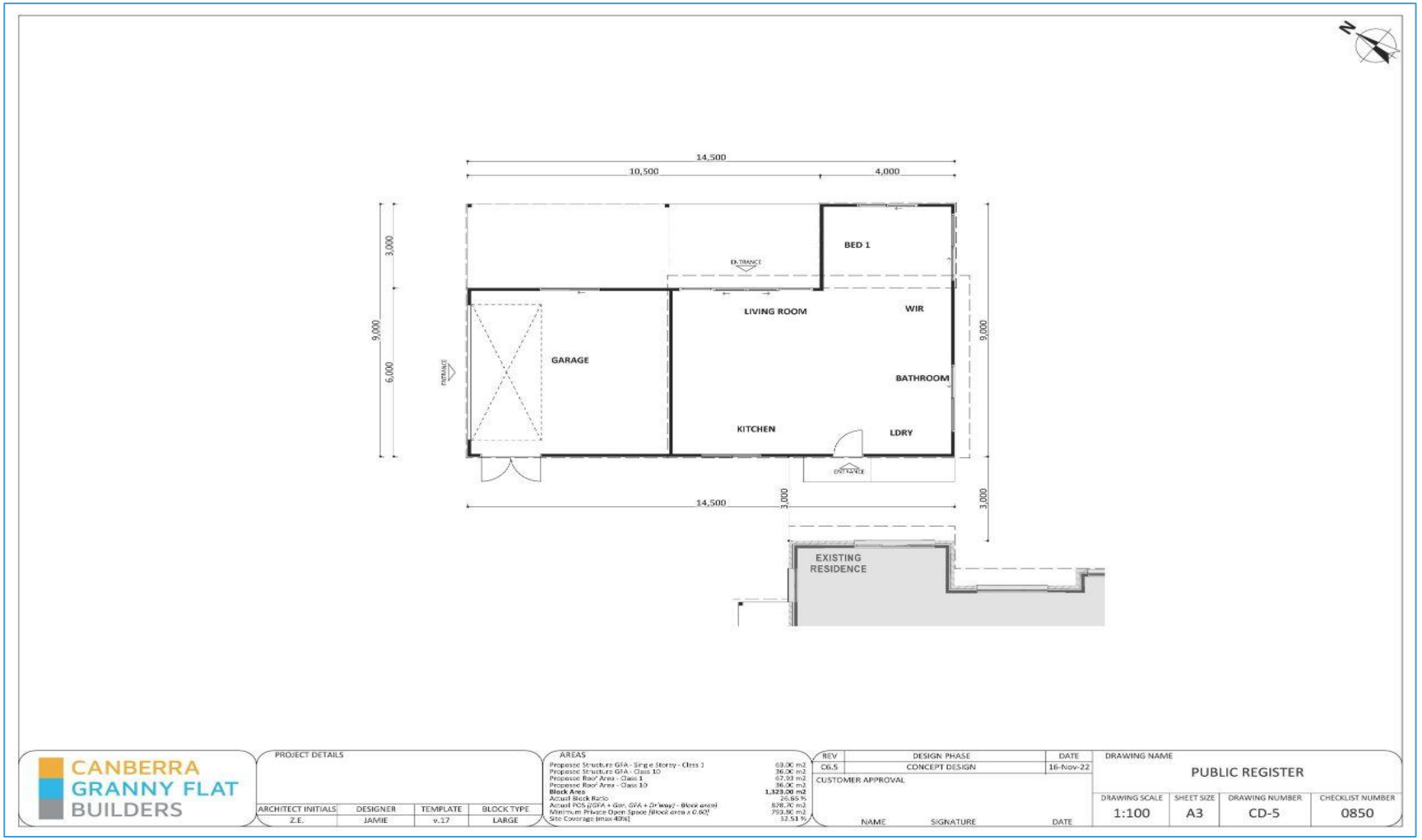

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

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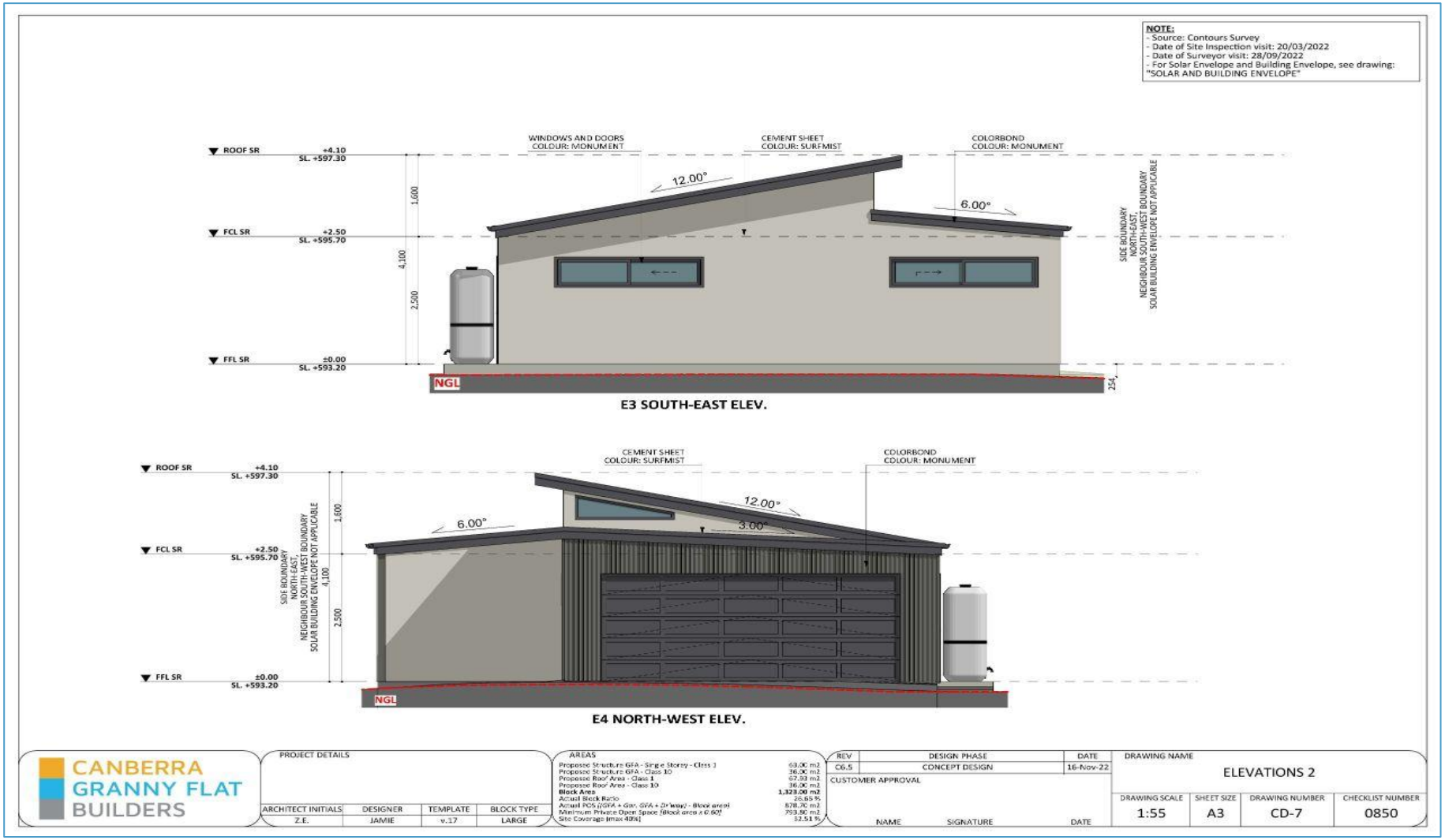

CANBERRA GRANNY FLAT BUILDERS

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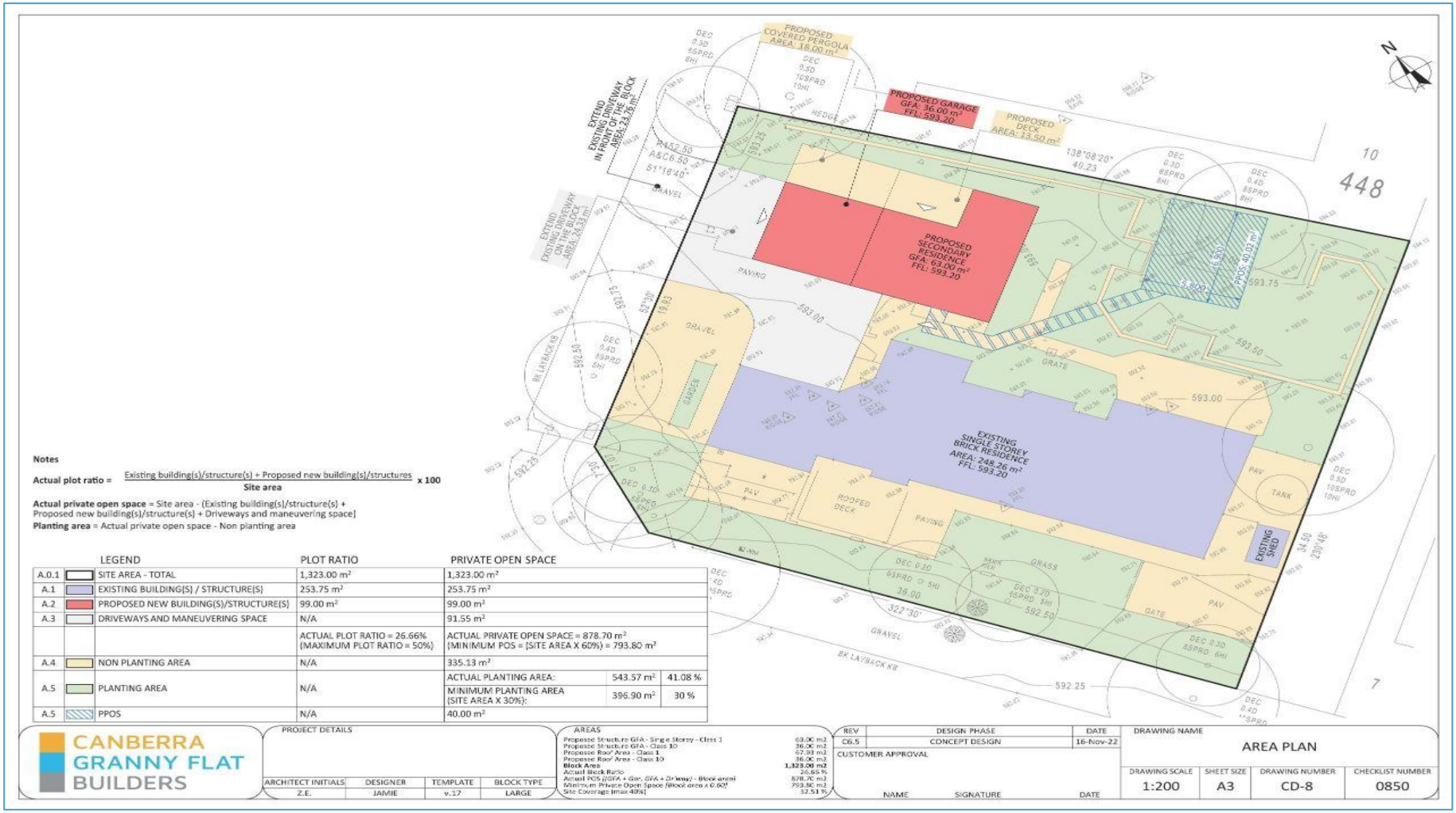


Notes

Actual plot ratio = $\frac{\text{Existing building(s)/structure(s) + Proposed new building(s)/structures}}{\text{Site area}} \times 100$

Actual private open space = Site area - (Existing building(s)/structure(s) + Proposed new building(s)/structure(s) + Driveways and maneuvering space)

Planting area = Actual private open space - Non planting area

	LEGEND	PLOT RATIO	PRIVATE OPEN SPACE		
A.0.1	SITE AREA - TOTAL	1,323.00 m²	1,323.00 m²		
A.1	EXISTING BUILDING(S) / STRUCTURE(S)	253.75 m²	253.75 m²		
A.2	PROPOSED NEW BUILDING(S)/STRUCTURE(S)	99.00 m²	99.00 m²		
A.3	DRIVEWAYS AND MANEUVERING SPACE	N/A	91.55 m²		
		ACTUAL PLOT RATIO = 26.66% (MAXIMUM PLOT RATIO = 50%)	ACTUAL PRIVATE OPEN SPACE = 878.70 m² (MINIMUM POS = (SITE AREA X 60%) = 793.80 m²		
A.4	NON PLANTING AREA	N/A	335.13 m²		
A.5	PLANTING AREA	N/A	ACTUAL PLANTING AREA:	543.57 m²	41.08 %
			MINIMUM PLANTING AREA (SITE AREA X 30%):	396.90 m²	30 %
A.5	PPOS	N/A	40.00 m²		

CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.00 m2
Proposed Structure GFA - Class 10	36.00 m2
Proposed Roof Area - Class 1	67.93 m2
Proposed Roof Area - Class 10	36.00 m2
Block Area	1,323.00 m2
Actual Block Ratio	26.66 %
Actual POS [GFA + Gar, GFA + Dr'way] - Block area]	878.70 m2
Minimum Private Open Space [Block area x 0.60]	793.80 m2
Site Coverage [max 40%]	32.51 %

REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME: AREA PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	CD-8	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process

Adaptable Housing to AS 4299
Features to be included post adaptation

Siting
3. A continuous accessible path of travel is to be provided from street frontage and vehicle parking to entry complying with AS1428.1

Letterboxes
11. Letterboxes to be on hard standing area connected to accessible path of travel.

Private car accommodation
14. Car parking space or garage min. area 6.0 m x 3.8 m post adaption.

Accessible Entry
20. Accessible entry to be provided.
22. Accessible entry to be level (i.e. max. 1:40 slope)
23. Treshold to be low-level.
24. Landing to enable wheelchair maneuverability
25. Accessible entry door to have 850 mm min. clearance
26. Weatherproofed entry door
27. Door level handles and hardware to AS 1428.1.
28. Provision for combined door/security door

Interior
32. Internal doors to have 820 mm min clearance.
33. Internal corridors min. width of 1000 mm.
34. Provision for compliance with AS 1428.1 for door approaches.

Living and Dining room
36. Provision for circulation space of min. 2250 mm diameter
38. Telephone adjacent to GPO
41. Potential illumination level min. 300 lux

Kitchen
42. Minimum width 2.7 m (1550 mm clear between benches)
43. Provision for circulation at doors to comply with AS 1428.1
45. Refrigerator adjacent to work surface
47. Kitchen sink bowl max. 150 mm deep
48. Tap set capstan or lever handles or lever mixer.
49. Tap set located within 300 mm of front of sink
51. Cooktops to include either front or side controls with raised crossbars.
52. Cooktops to include isolating switch.
59. GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface.
60. GPO for refrigerator to be easily reachable when the refrigerator is in operating position
61. Slip-resistant floor surface, mm above floor

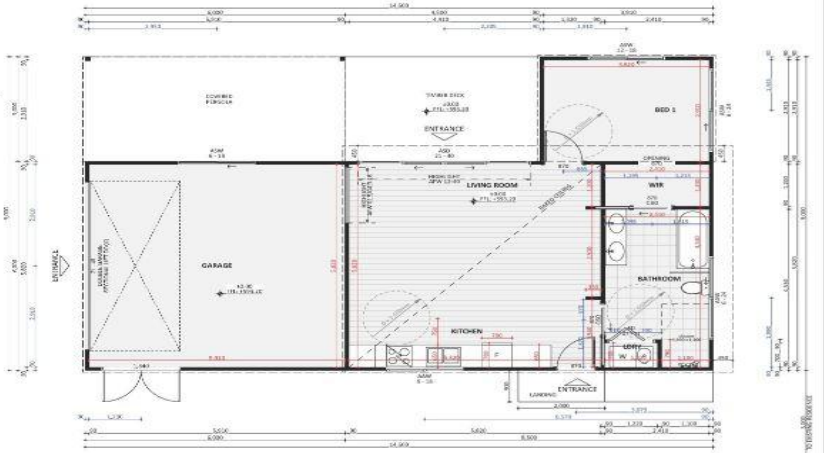
Bedroom
62. At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2

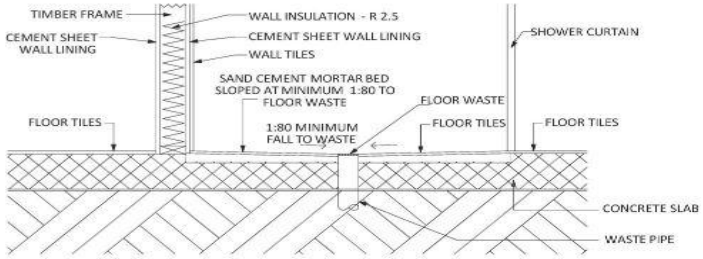
Bathroom
75. Provision for bathroom area to comply with AS 1428.1. 76 Slip-resistant floor surface.
77. Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.
78. Shower area waterproofed to AS 3740 with floor to fall to waste.
79. Recessed soap holder.
80. Shower taps positioned for easy reach to access side of shower sliding track.
81. Shower waste min. 80 mm diameter
82. Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook (plumbing and wall - strengthening provision)
83. Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1
86. Tap sets to be capstan or lever handles with single outlet.
88. Provision for washbasin with clearances to comply with AS 1428.1.
90. Double GPO beside mirror - Slip-resistant floor surface

Toilet
92. Provision of either 'visitable toilet' or accessible toilet.
93. Provision to comply with AS 1428.1
94. Location of WC pan at correct distance from fixed walls.
95. Provision for grab rail zone.
96. Slip resistant floor surface.

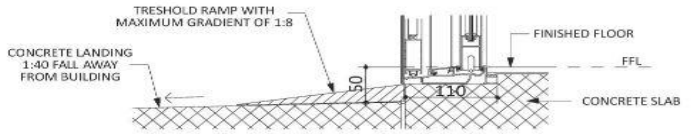
Laundry
- Provision for 1550mm circulation space in front or beside appliances
- Provision for automatic washing machine
- Where clothes line is provided, an accessible path of travel to the clothesline
- Double GPO power point
- Slip resistant floor surface

Door locks
110. Door hardware operable with one hand, located 900-1100 mm above floor





ADAPTABLE SHOWER RECESS
SECTION
SCALE 1:15



ACCESSIBLE ENTRY SECTION
ALUMINIUM SLIDING DOORS
SCALE 1:5

CANBERRA GRANNY FLAT BUILDERS

ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

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REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

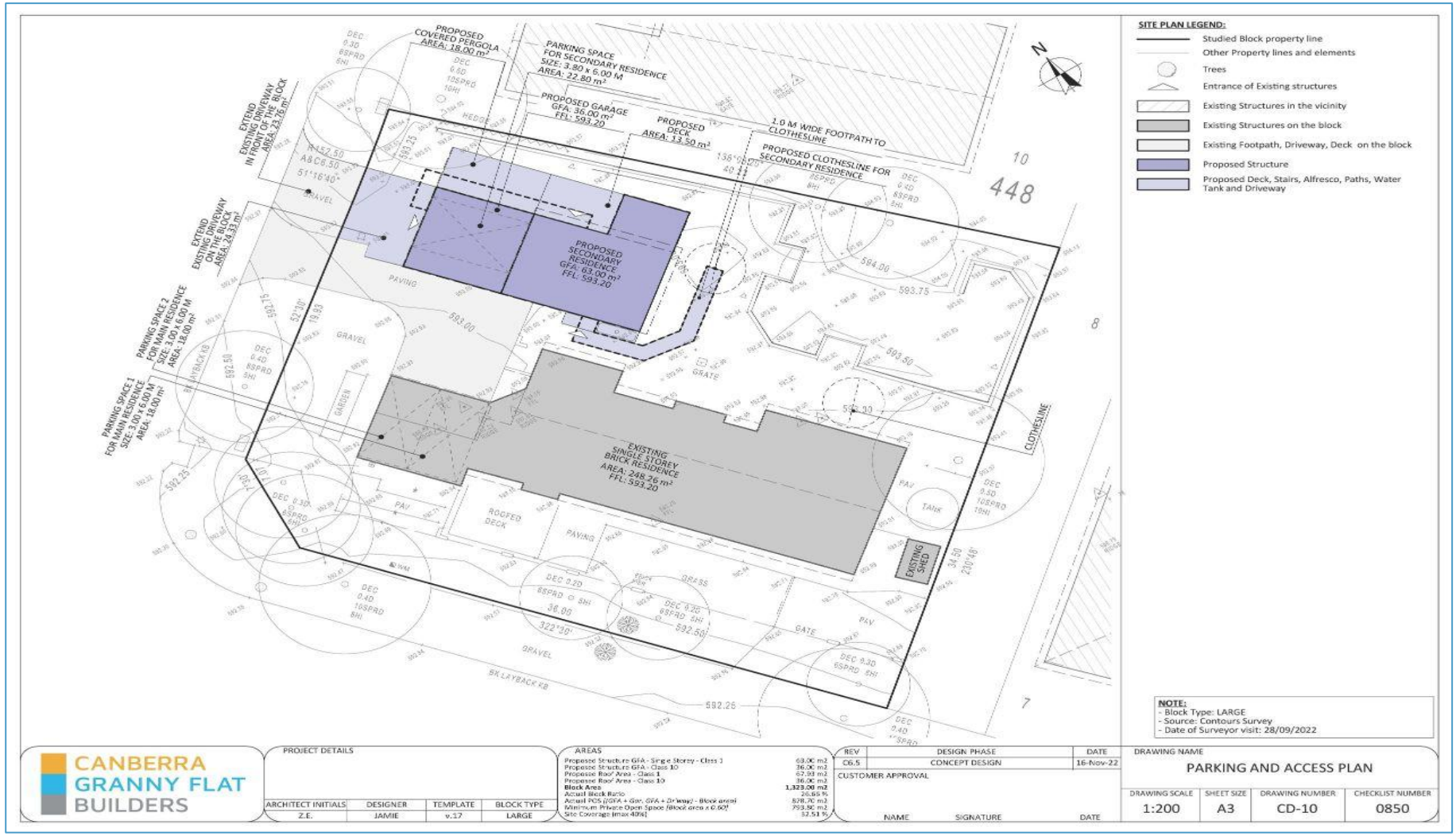
DRAWING NAME
ACCESS AND MOBILITY PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:100	A3	CD-9	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

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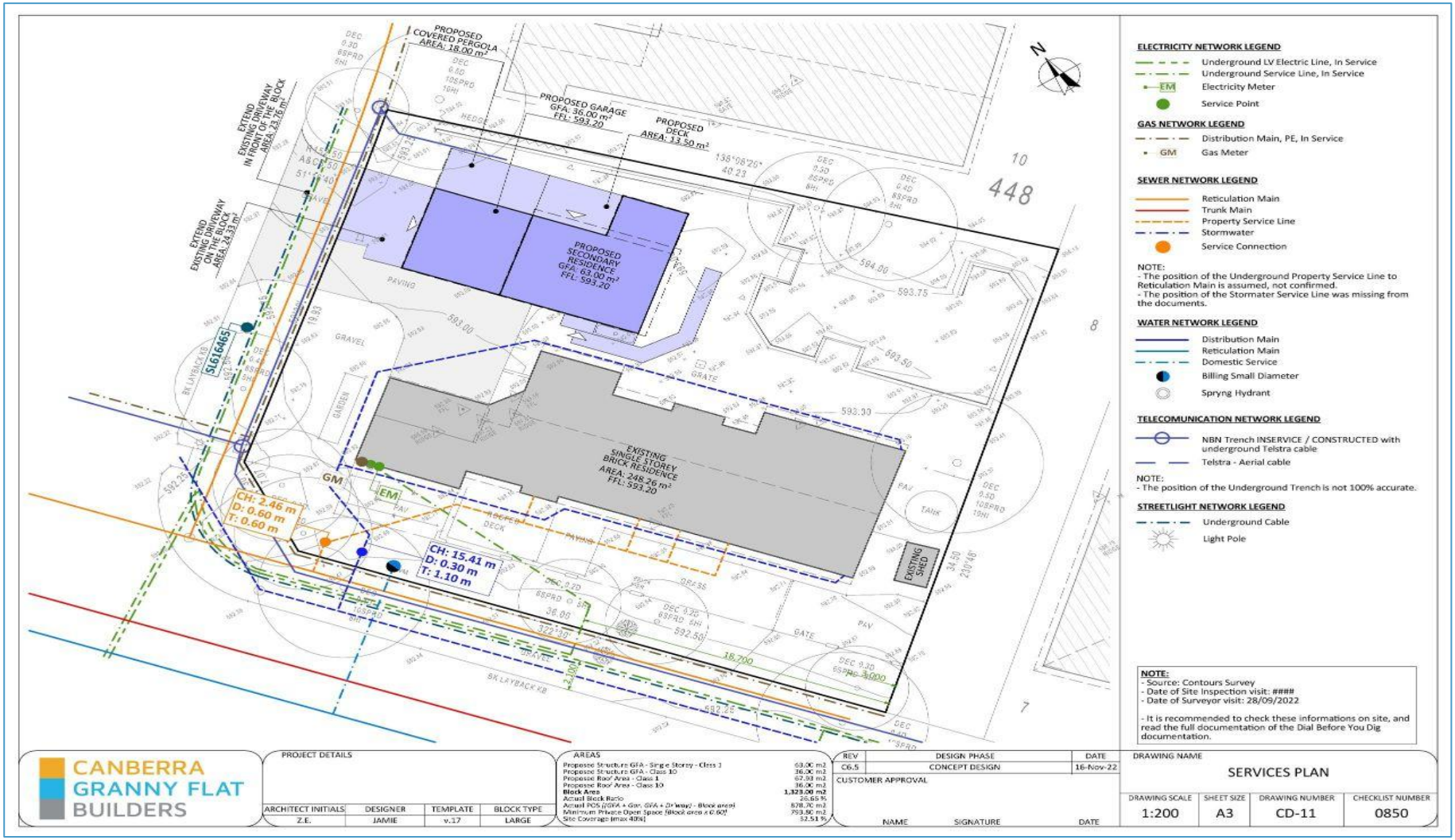

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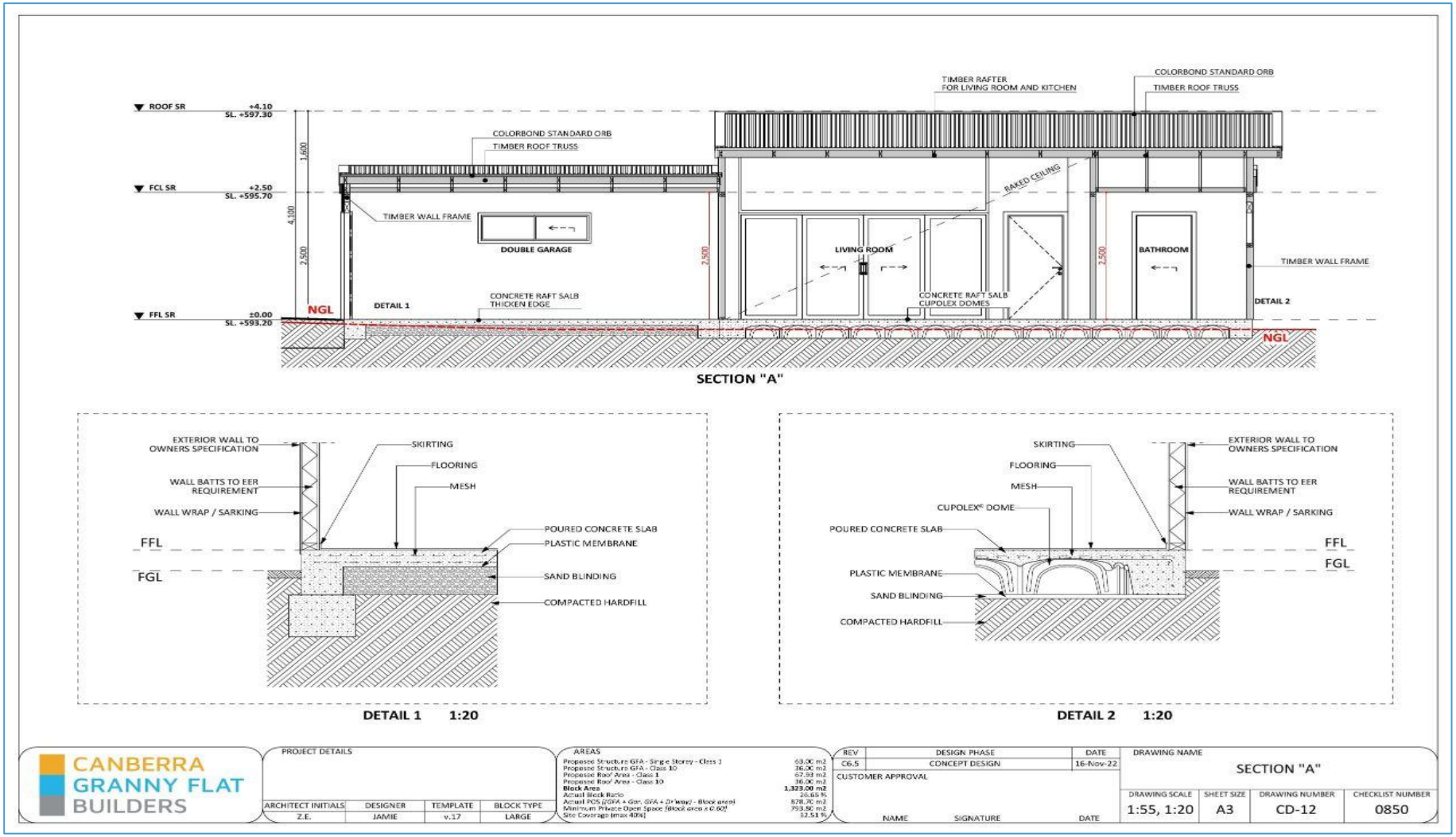

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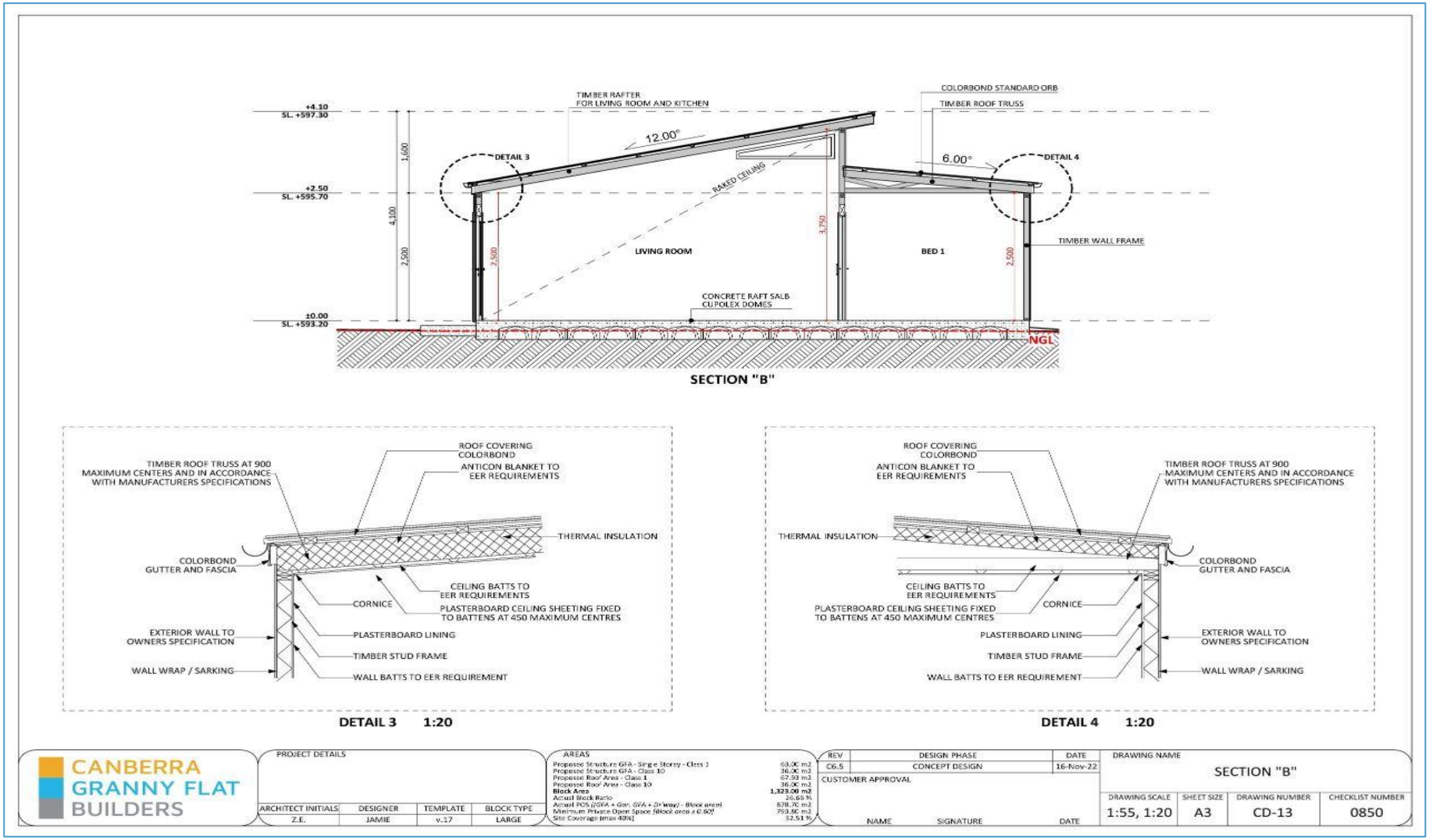

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FIXED PRICE EXTENSIONS

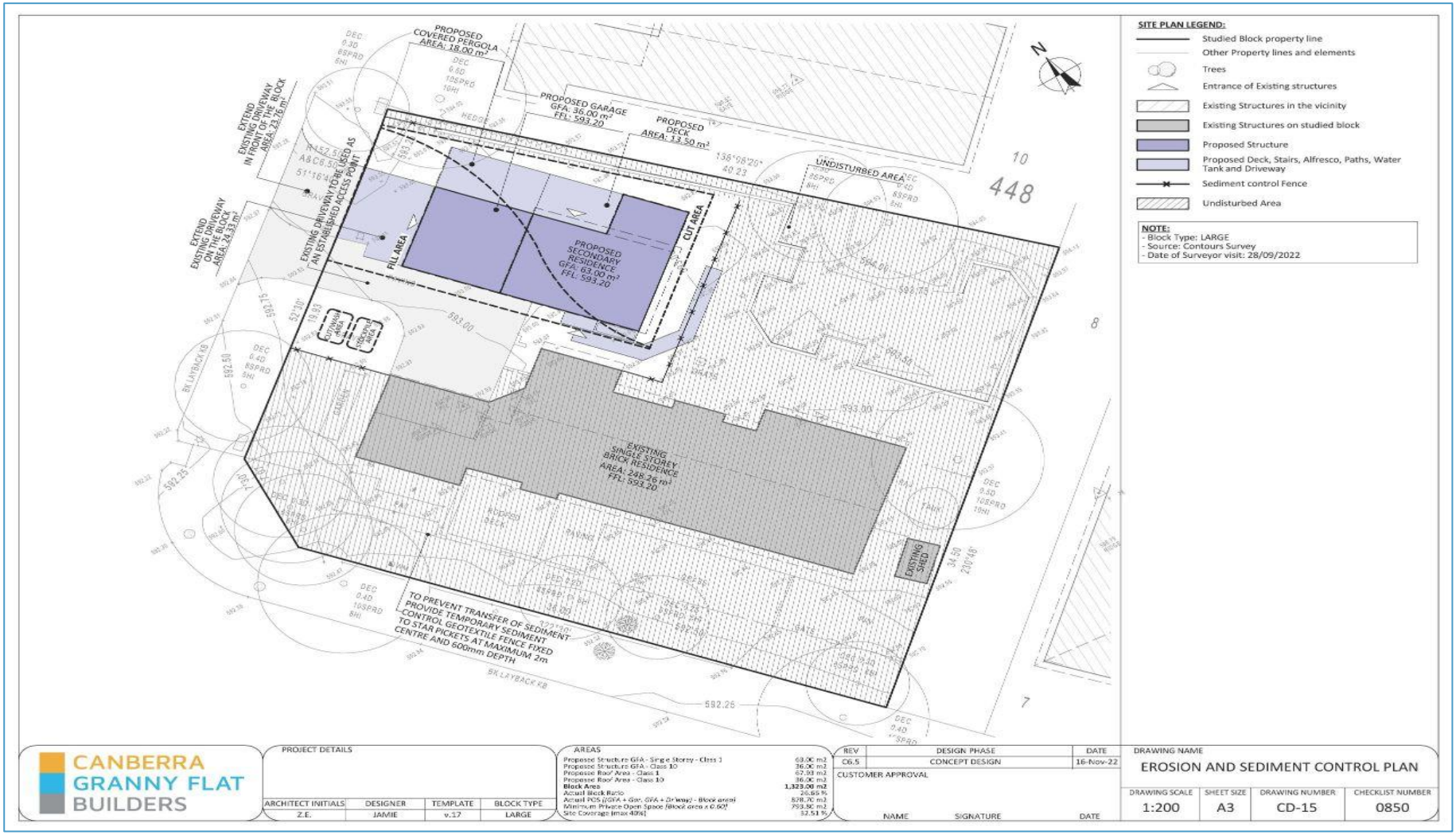
Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process

NOTES:

BUILDING ENVELOPE

►Large Blocks (Greater than 500m²)
- •This rule applies to side and rear boundaries
- •Building Envelope Fence Height - 3.5 m
- •Angle of projection from Building Envelope Fence - 45 Degrees

►Mid-Sized Blocks **Approved after 5 July 2013** (250 m² to 500m²)
- •This rule applies to side and rear boundaries
- •Building Envelope Fence Height - 3.5 m
- •Angle of projection from Building Envelope Fence - 45 Degrees

►Mid-Sized Blocks **Approved before 5 July 2013** (250 m² to 500m²)
- •For *North Facing Boundaries of Adjoining Residential Blocks (see below definition)*
  - ○Building Envelope Fence Height
    - ▪Primary Building Zone - 2m
    - ▪Rear Zone - 2m
  - ○Angle of Projection from Building Envelope Fence
    - ▪Primary Building Zone - 45 Degrees
    - ▪Rear Zone - 30 Degrees
  - ○Note: If we are building on the boundary there can be different rules. Consult with Plannin Approvals Manager
- •For all other boundaries of adjoining residential blocks
  - ○Building Envelope Fence Height
    - ▪Primary Building Zone - 4.5m
    - ▪Rear Zone - 3.5m
  - ○Angle of Projection from Building Envelope Fence
    - ▪Primary Building Zone - 45 Degrees
    - ▪Rear Zone - 30 Degrees
- •For this rule: North Facing Boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orintated between 30 degrees east of north and 20 degrees west of nortt. This is only for Mid-Sized Blocks Approved before the 5 july 2013

SOLAR BUILDING ENVELOPE

►Large Blocks if **Approved before 5 July 2013**
- •The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block.
- •Height of the Solar Fence is:
  - ○In the Ffront and Primary Building Zone - 2.4m
  - ○On all other parts of the boundary - 1.8m

►All Blocks if **Approved after 5 July 2013**
- •The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block.
- •Height of the Solar Fence is:
  - ○In the Ffront and Primary Building Zone - 3m
  - ○On all other parts of the boundary - 2.3m

Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)

Aspect of *northern boundary* (bearing of line drawn perpendicular to the boundary)	Angle (X)
North 0° to <10° East North 0° to <10° West	31°
North 10° to <20° East North 10° to <20° West	32°
North 20° to <30° East North 20° to <30° West	34°
North 30° to <40° East North 30° to <40° West	36°
North 40° to 45° East North 40° to 45° West	39°



S1 BLOCK PROFILE



S2 BLOCK PROFILE

CANBERRA GRANNY FLAT BUILDERS

ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.00 m2
Proposed Structure GFA - Class 10	36.00 m2
Proposed Roof Area - Class 1	67.93 m2
Proposed Roof Area - Class 10	36.00 m2
Block Area	**1,323.00 m2**
Actual Block Ratio	26.65 %
Actual POS (GFA + Gar, GFA + Dr way) - Block area)	878.70 m2
Minimum Private Open Space (Block area x 0.60)	793.80 m2
Site Coverage (max 40%)	32.51 %

REV	DESIGN PHASE	DATE
06.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

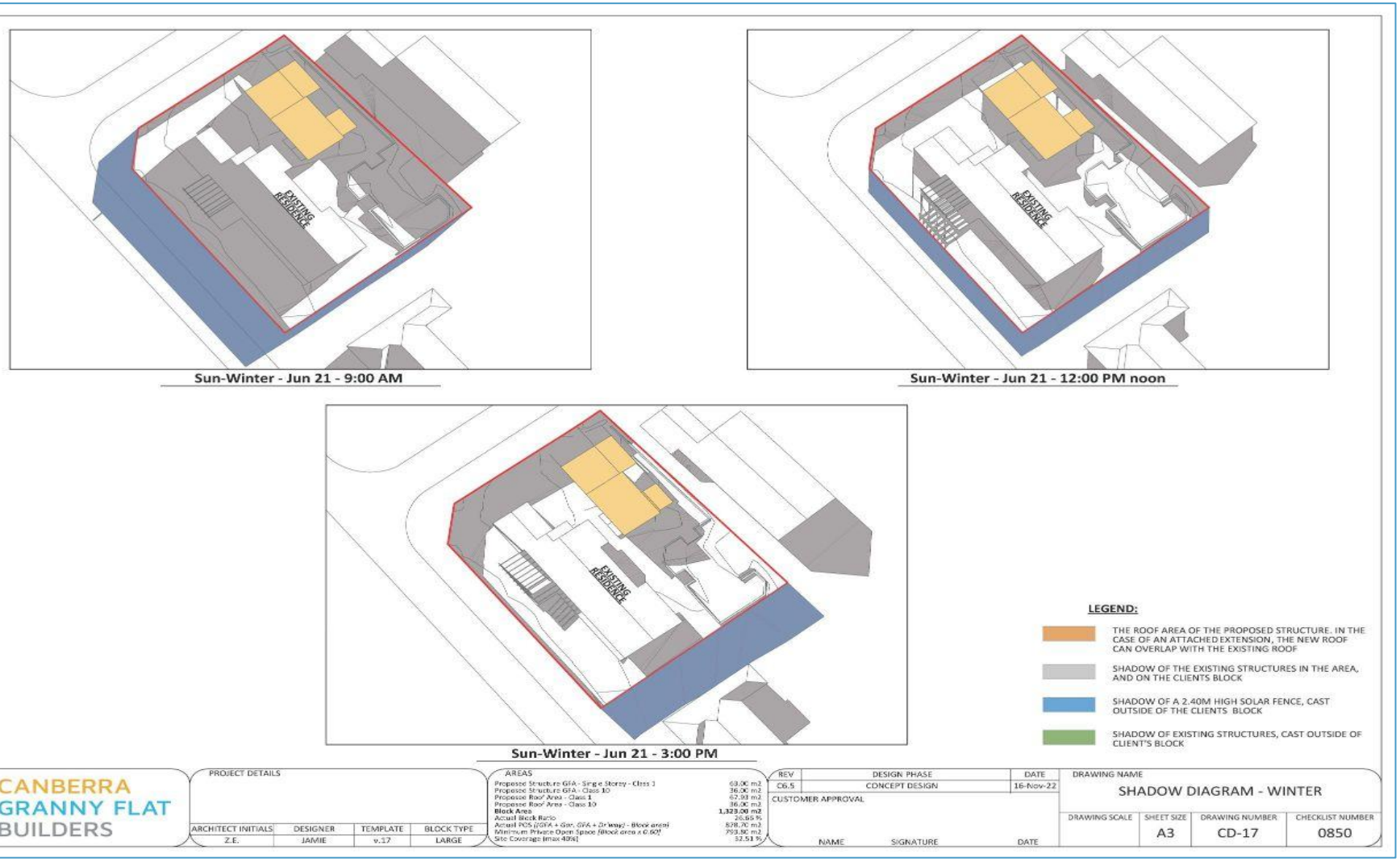
DRAWING NAME: SOLAR AND BUILDING ENVELOPE

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	CD-16	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



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CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

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Minimum Private Open Space [Block area x 0.60]	793.80 m2
Site Coverage [max 40%]	32.51 %

REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME: SNAPSHOT 1

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	CD-21	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.00 m2
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REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME: SNAPSHOT 2

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	CD-22	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

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REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME: SNAPSHOT 3

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	CD-23	0850

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS			
ARCHITECT INITIALS	DESIGNER	TEMPLATE	BLOCK TYPE
Z.E.	JAMIE	v.17	LARGE

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REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME: SNAPSHOT 4

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	CD-24	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS			
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REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

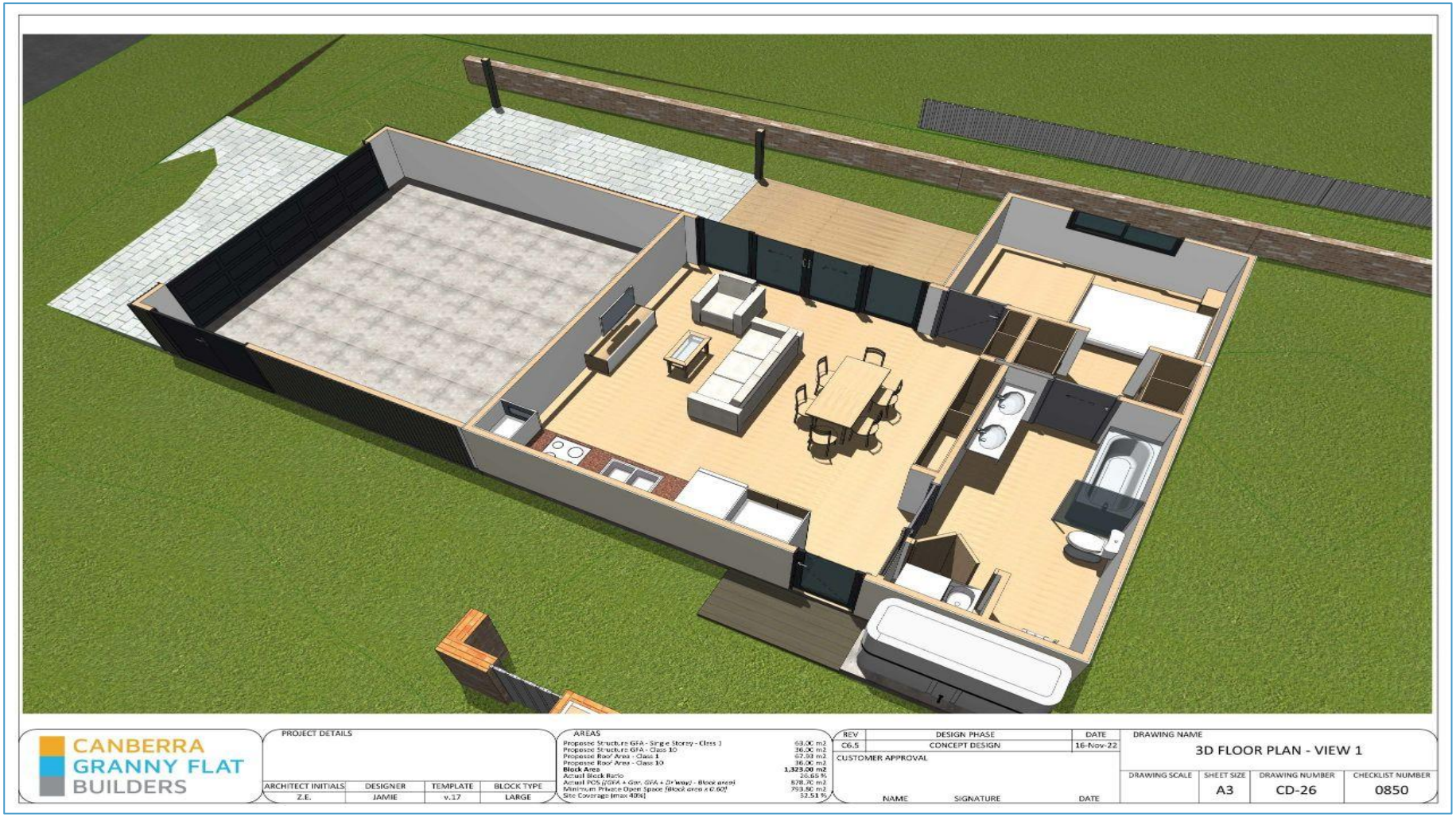
DRAWING NAME: SNAPSHOT 5

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	CD-25	0850

CANBERRA GRANNY FLAT BUILDERS

FIXED PRICE EXTENSIONS

Example plans CGFB will create during the custom design process



CANBERRA GRANNY FLAT BUILDERS

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REV	DESIGN PHASE	DATE
C6.5	CONCEPT DESIGN	16-Nov-22

CUSTOMER APPROVAL

NAME SIGNATURE DATE

DRAWING NAME: 3D FLOOR PLAN - VIEW 1

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	CD-26	0850